# Common Approach,
## £180,000

- Three Bedroom Semi-Detached House
- Ideal First Time Buy or Investment
- No Onwards Chain
- Great Location
- Front & Rear Gardens
- EPC Rating: Awaited

3 1 1

peter alan

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## About the property

An excellent opportunity to acquire this three-bedroom semi-detached home, offering fantastic potential for first-time buyers, investors, or anyone looking to create a home tailored to their own tastes. Being sold with no onward chain, the property provides a straightforward purchase process.

The accommodation comprises two spacious reception rooms, providing flexible living and dining space, alongside a fitted kitchen. To the first floor are three generous-sized bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens, offering ample outdoor space for relaxation, entertaining, or further landscaping improvements.

Conveniently situated in the popular village of Beddau, the property is within easy reach of local shops, schools, and a range of everyday amenities, as well as excellent transport links to surrounding areas.

Offering plenty of scope to put your own stamp on it, this is a fantastic opportunity to secure a well-proportioned home in a sought-after location. Early viewing is highly recommended.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

## Accommodation

01443 222851
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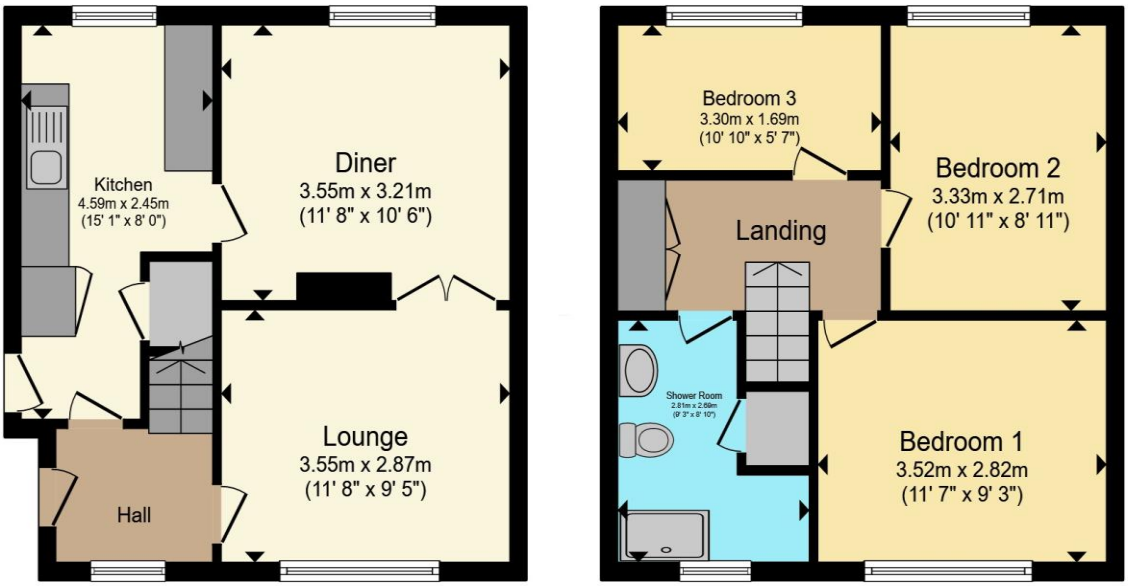
# Floorplan




**Ground Floor** **First Floor**

Total floor area 75.7 m² (815 sq.ft.) approx

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## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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