



Fairlands West, Fulwell, SR6

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Fairlands West, Fulwell, SR6

Offers In The Region Of £175,000

* 3 BEDROOM * MID TERRACE * FREEHOLD * FULWELL * COUNCIL TAX BAND B * EPC RATING TBC *

This well-presented three-bedroom terraced house is for sale in a popular residential area of Fairlands west, Fulwell, offering a comfortable home with good access to local amenities, schools and green spaces.

Inside, a welcoming reception room features large windows, a fireplace and pleasant garden views. The modern, elegant kitchen includes a generous breakfast area, under-stairs storage and a large, practical layout, with direct access to the garden, making it easy to enjoy indoor-outdoor living.

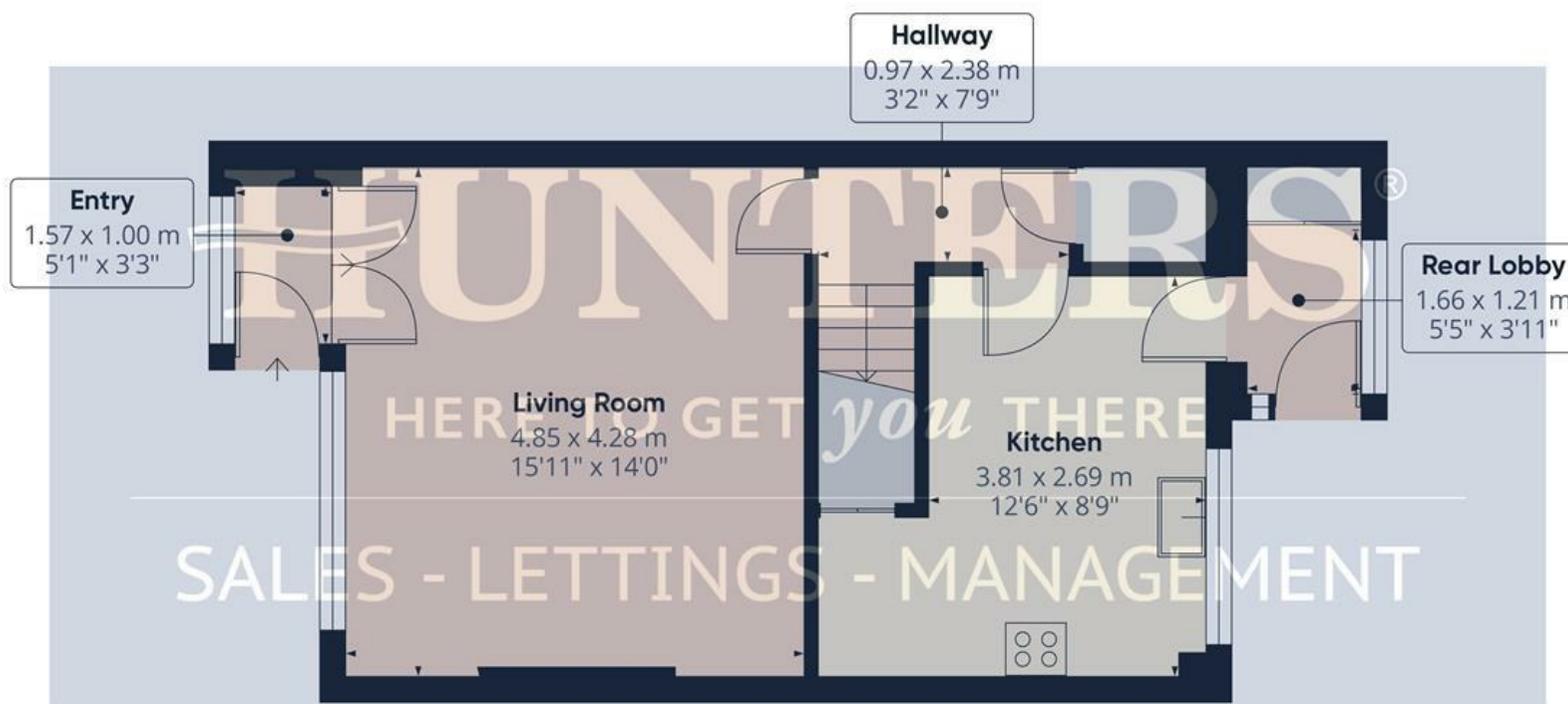
Upstairs, the master bedroom benefits from built-in wardrobes, while the second bedroom is a good-sized double. The third bedroom is a single, also with built-in wardrobes, ideal for a child's room or home office. The bathroom is fully tiled with an attractive suite and a heated towel rail.

The property is tastefully decorated throughout and includes a garden, providing a useful outdoor space for families.

The home is well placed for nearby schools and local amenities, with shops, cafés and everyday services within easy reach. There are also nearby parks and open spaces for walking and leisure.

Early viewing is highly recommended!

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Floor 0



Floor 1



Approximate total area⁽¹⁾

77.5 m²
 836 ft²

Reduced headroom

0.2 m²
 2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Entry
5'1" x 3'3"

Living Room
15'10" x 14'0"

Hallway
3'2" x 7'9"

Kitchen
12'5" x 8'9"

Rear Lobby
5'5" x 3'11"

Landing
6'4" x 9'3"

Bedroom 1
9'2" x 14'3"

Bedroom 2
6'5" x 11'0"

Bedroom 3
8'1" x 7'8"

Bathroom
7'3" x 5'4"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







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