

EDWARDS
ESTATE AGENTS

OLD SAWMILL CLOSE

01273 471141



£1,750 PER MONTH

- UNEXPECTEDLY RE-AVAILABLE
- Well Presented Detached House
- Lounge / dining room
- Cloakroom, Bathroom & En-Suite to Master
- Driveway & Single Garage
- Private Sunny Garden
- Three Bedrooms

Entrance hallway and downstairs cloakroom.

Spacious lounge diner with patio doors into the rear garden.

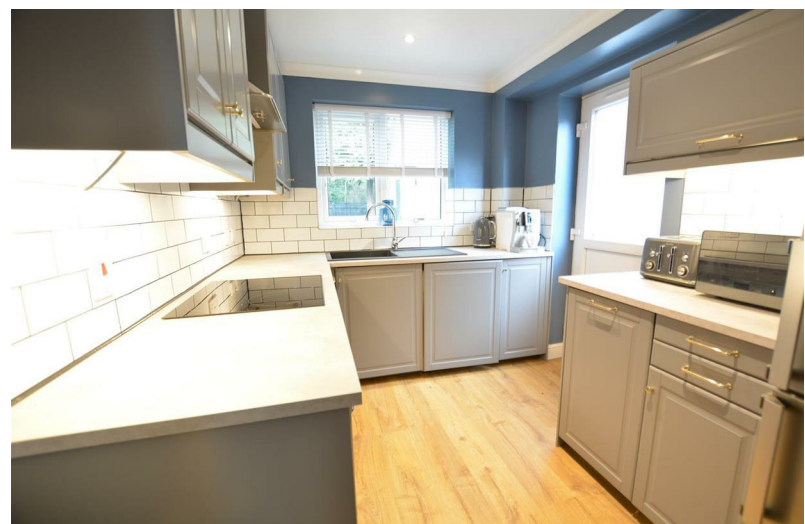
Fitted kitchen with side access door.

Upstairs there are three bedrooms; the main bedroom has an en-suite shower room.

Three-piece family bathroom.

Driveway providing parking in front of the garage, garage with an up and over door and a further pedestrian door at the side.

Private rear garden having a sun patio, the rest is mainly laid to lawn, surrounded by timber fencing.

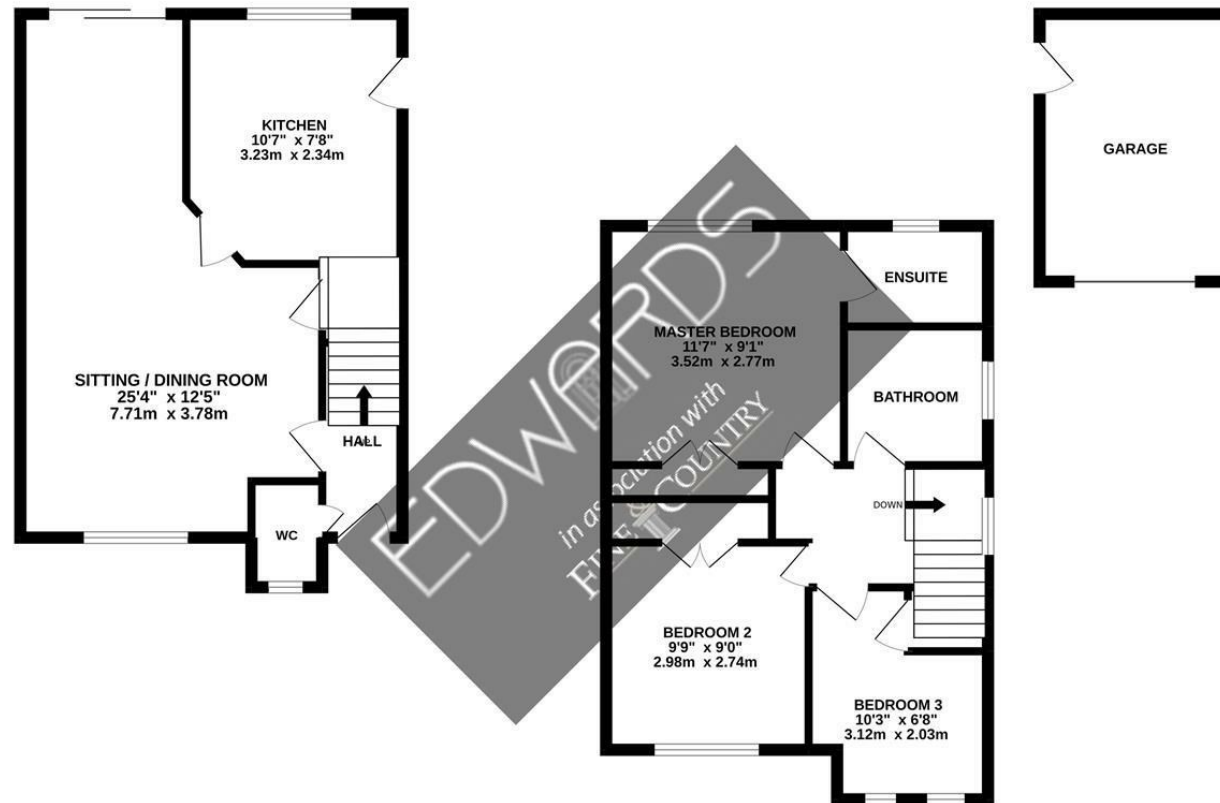






GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
603 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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