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SALES & LETTINGS

Moore Road, Anslow, DE13 9ST

Offers Over £220,000

https://www.abodemidlands.co.uk

A well-presented two-bedroom semi-detached home, ideally suited to first-time buyers or downsizers, offering a modern interior, well-proportioned accommodation, and a private rear garden. Positioned on a contemporary development, the property benefits from a bright and neutral finish throughout, off-street parking, and a practical layout designed for everyday living.

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Ground Floor

The accommodation opens into an entrance hallway with access to a useful ground floor WC. To the front aspect sits the living room, a comfortable and inviting space with a large window allowing for plenty of natural light.

To the rear of the property is the kitchen, fitted with a range of modern wall and base units, integrated oven, gas hob with extractor over, and space for additional appliances. The layout allows room for a dining table, creating a sociable kitchen/diner. Double doors lead directly out to the rear garden, enhancing the connection between indoor and outdoor living.

First Floor

The first floor landing provides access to two well-proportioned bedrooms and the bathroom.

The main bedroom is a generous double room positioned to the rear, while the second bedroom sits to the front and is ideal as a guest room, nursery, or home office.

The bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin, and low-level WC, finished with contemporary tiling.

Outside

To the rear, the property enjoys a private and enclosed garden, mainly laid to lawn with a patio area ideal for seating and entertaining. Timber fencing encloses the boundaries, providing a good degree of privacy.

To the front/side, there is off-street parking.

Measurements

Living Room: 3.23m x 4.16m (10'7" x 13'7")
Kitchen: 3.06m x 3.01m (10'0" x 9'10")

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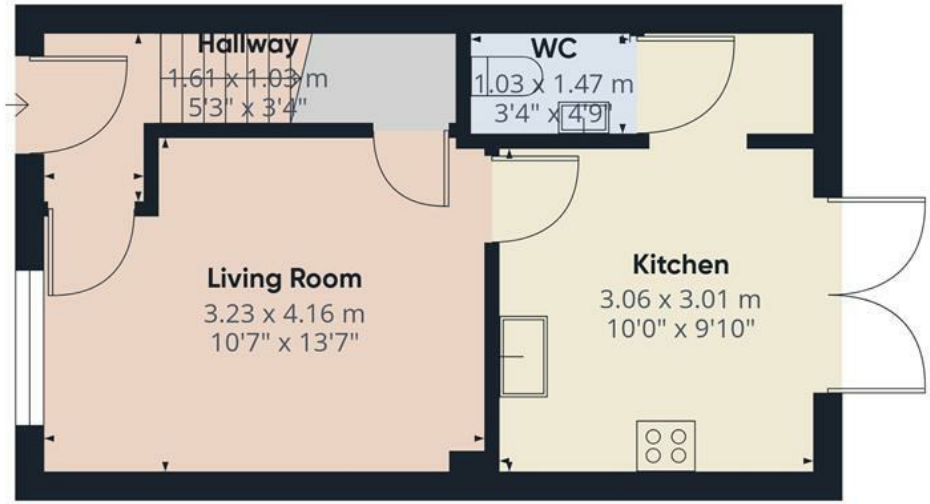
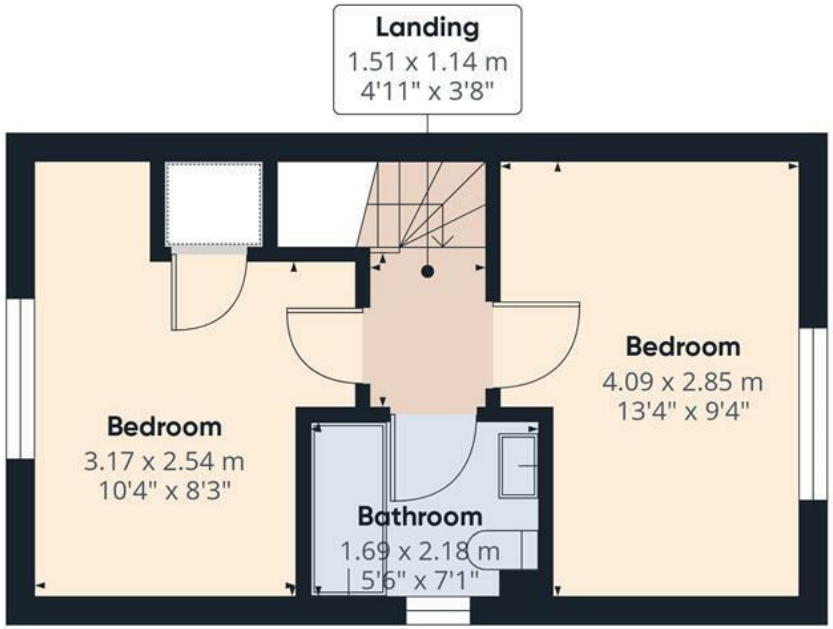
Bedroom One: 4.09m x 2.85m (13'4" x 9'4")
Bedroom Two: 3.17m x 2.54m (10'4" x 8'3")
Bathroom: 1.69m x 2.18m (5'6" x 7'1")



Floor 0



Floor 1

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Approximate total area(1)

56.1 m²

604 ft²

(1) Excluding balconies and terraces

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

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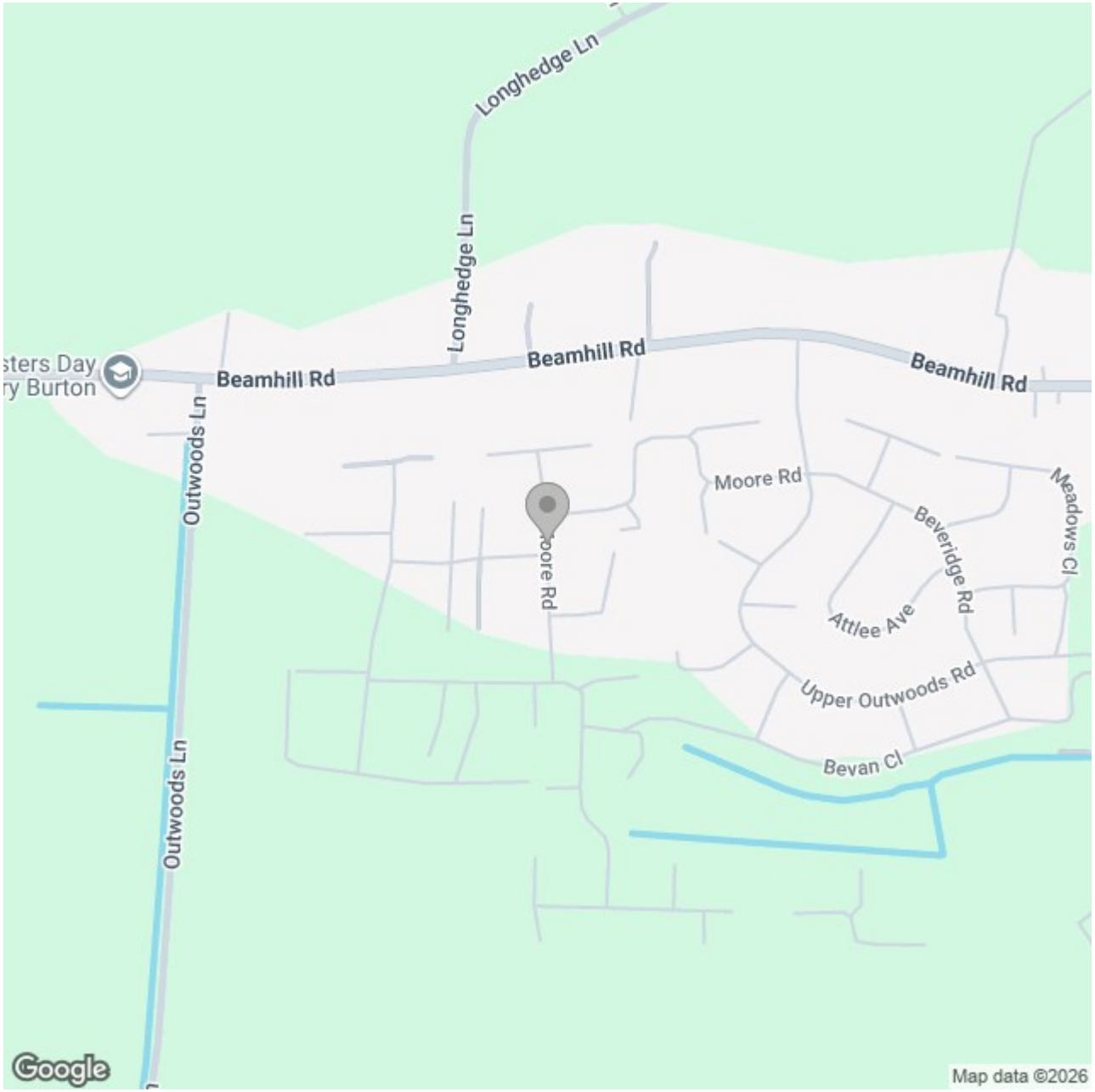

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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