REDWOOD & SONS
Estate Agents

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30 Woodgate Park

Woodgate, PO20 3QP

£255,000

SALE READY. Located in Woodgate Park, this three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. With vacant possession and no chain, you can move in without delay and start enjoying your new home. The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process. The legal pack includes: Evidence of title; Standard searches (regulated local authority, water & drainage & environmental); Protocol forms and answers to standard conveyancing enquiries. The legal pack is available to view in the branch prior to agreeing to purchase the property. The accommodation includes: entrance hall; spacious living room overlooking the front of the property; dining area, with sliding door to rear garden and archway to the kitchen, equipped with an oven, hob, and extractor unit, along with ample space for a fridge, freezer, and washing machine; three bedrooms, two of which come with built-in wardrobes, offering plenty of storage solutions; bathroom with shower over bath. Outside, the property benefits from front and rear gardens, the latter having an area of lawn, patio and access gate. The property also benefits from a garage in separate block. A short distance from local shops, schools, amenities, Barnham mainline train station and bus routes. EPC - D. Council Tax Band - C. Tenure - freehold.

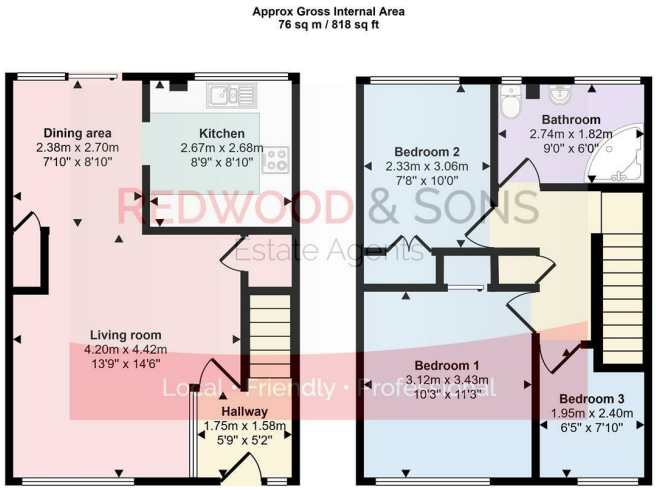
- Chain-free
- Mid-terrace house
- 3 bedrooms
- Kitchen
- Living room
- Dining area
- Bathroom
- Front & rear gardens
- Garage in separate block
- Short drive to schools, shops, amenities, Barnham mainline train station & bus routes

Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.

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Floor Plan



Ground Floor
Approx 38 sq m / 409 sq ft

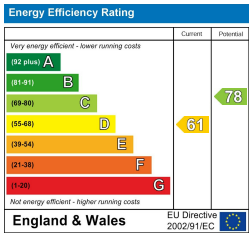
First Floor
Approx 38 sq m / 409 sq ft

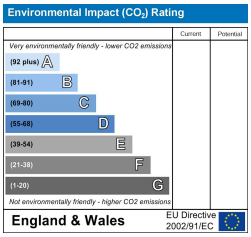
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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