

6 Sorrel Close, Donnington Wood

TF2 7RQ

REDUCED BY £7500 FOR QUICK SALE

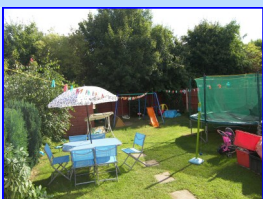


Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
100-120	A		
90-100	B		
80-90	C		
70-80	D		
60-70	E		
50-60	F		
45-50	G		

England & Wales EU Directive 2002/91/EC



**£144,950**  
**Region**

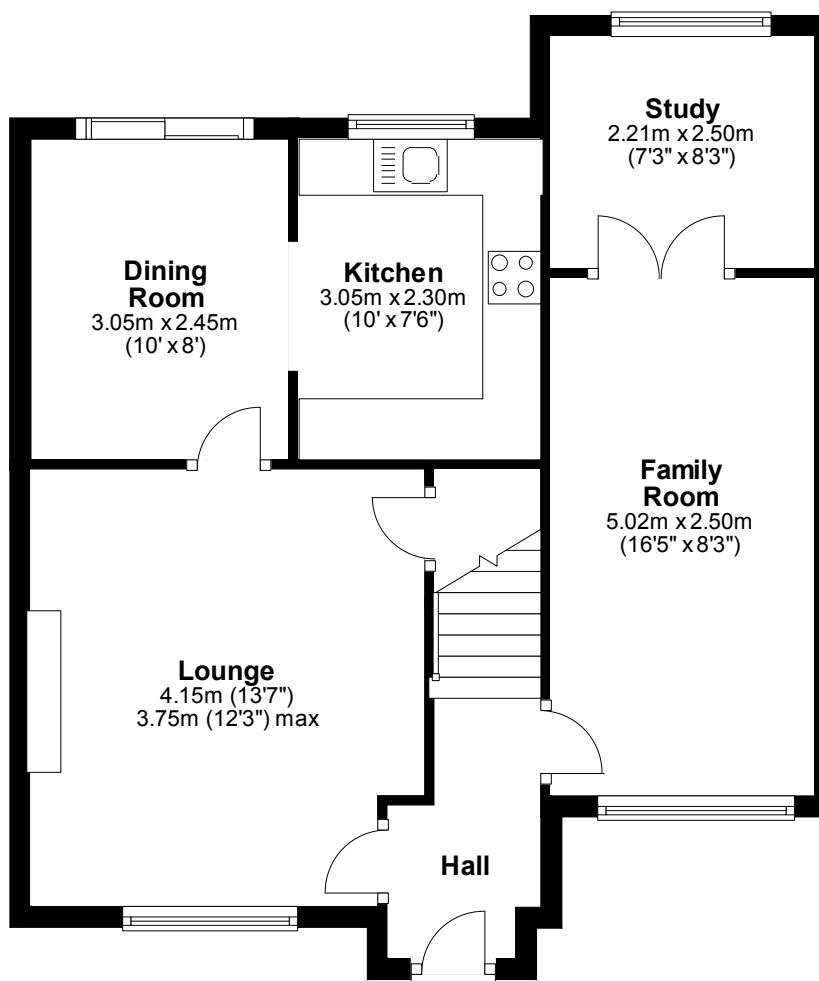
A much improved and extended modern three bedroom semi detached house that offers excellent family accommodation and is located on a highly popular residential estate benefitting cul-de-sac location. The property has flexible accommodation with re-fitted kitchen, dining room, lounge, family room/bedroom 4 with study room off, three bedrooms and family bathroom. The property also has the benefit of gas central heating, upvc double glazing and has a good sized private rear garden. Internal inspection is highly recommended.



(All measurements are approximate).

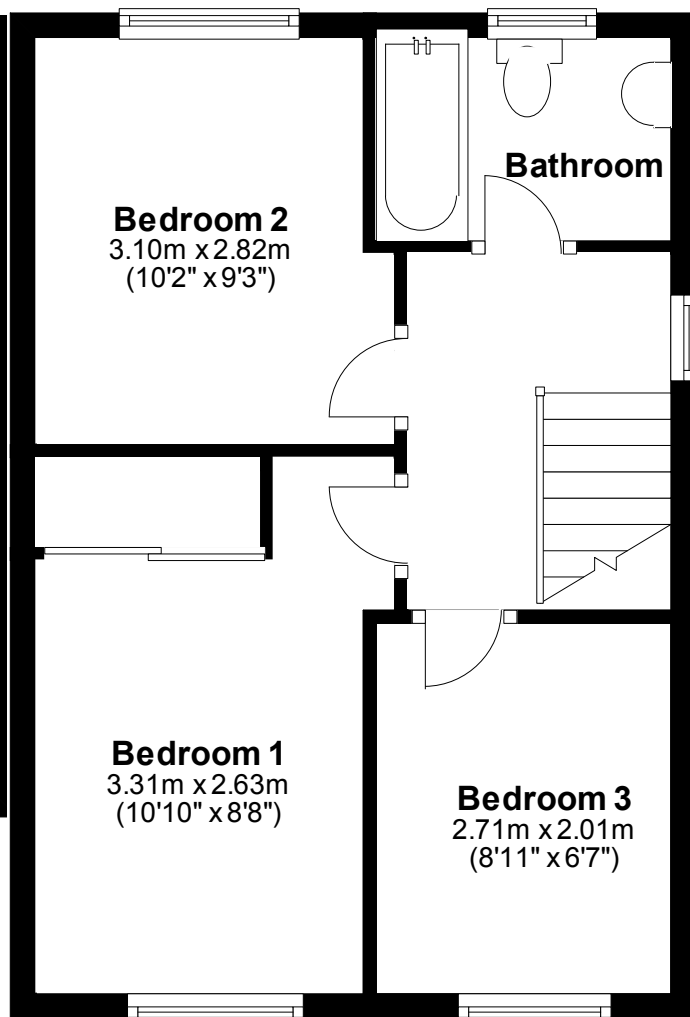
## Ground Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



**Tenure** We are informed by the vendor that the property is Freehold. However all enquiries must be made via the solicitors.

**Council Tax** Awaiting Confirmation

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 10/08/2010

07/09/2010 Price Amended from £152,500 Region to £147,995 Region

22/08/2011 Price Amended from £147,995 to £144,950 region