



**\* EXTENDED SEMI DETACHED \* GARAGE \***

**\* OFF STREET PARKING \* CHAIN FREE \* CONSERVATORY \***

**\* GROUND FLOOR CLOAKROOM \* FRONT AND REAR GARDENS \***

**\* CONVENIENT FOR POPULAR LOCAL SCHOOLS \***



**32 Edwin Road  
Wilmington, DA2 7DJ**

**Guide Price £400,000**

**Offered CHAIN FREE, Village Estates are delighted to present to the market this extended family home. Located in the ever popular location of Wilmington Village with it's schools and transport links. Benefitting from open views to the front, a private secluded garden, off street parking and an integral garage. Viewing comes highly recommended. Call to view.**



**EPC RATING TBC**  
**COUNCIL TAX BAND D**

GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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 service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We understand this property is Freehold.

**VIEWING:**

Via Village Estates on 01322 522111  
Monday to Friday 9am-6pm, Saturday 9am-5pm  
**SELLING YOUR HOME?**

If you are thinking of selling your own property, VILLAGE ESTATES will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.