



Calder Road, Wingfield



Guide Price: £160,000 to £165,000. This beautifully presented three bedroom end terraced home is pleasantly positioned upon a quiet no vehicle access road, overlooking a lawned area, with ample on street parking.

Being well positioned for schools, shops and commuter links, the property in brief comprises; Entrance Hall * Lounge * Kitchen Diner * Downstairs WC * Three Bedrooms * Modern Bathroom * Front and Rear Lawn Gardens * Outbuildings.

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ACCOMMODATION

- **Well Presented End Terraced Home - Quiet Position**
- **Three Spacious Bedrooms & Modern Bathroom**
- **Open Plan Kitchen Diner & Downstairs WC**
- **Lounge with Feature Fireplace**
- **Front and Rear Lawn Gardens / Outbuildings**
- **Ample On Street Parking**
- **Walking Distance to Schools & Shops**
- **FREEHOLD / Council Tax Band A**



TOTAL FLOOR AREA: 895 sq. ft. (83.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the statistics contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this 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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Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		