

# 68 Chiltern Gardens, Dawley TF4 2QH



## £129,950 region

End of terrace property, ideal rental investment with an expected income of £650 pcm. The accommodation includes entrance hall, spacious lounge, kitchen/dining room and ground floor W.C., with three bedrooms and family bathroom on the first floor. Enclosed garden to the rear with useful brick storage shed and access through to parking and a garage to the rear. Local schooling and amenities are nearby.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

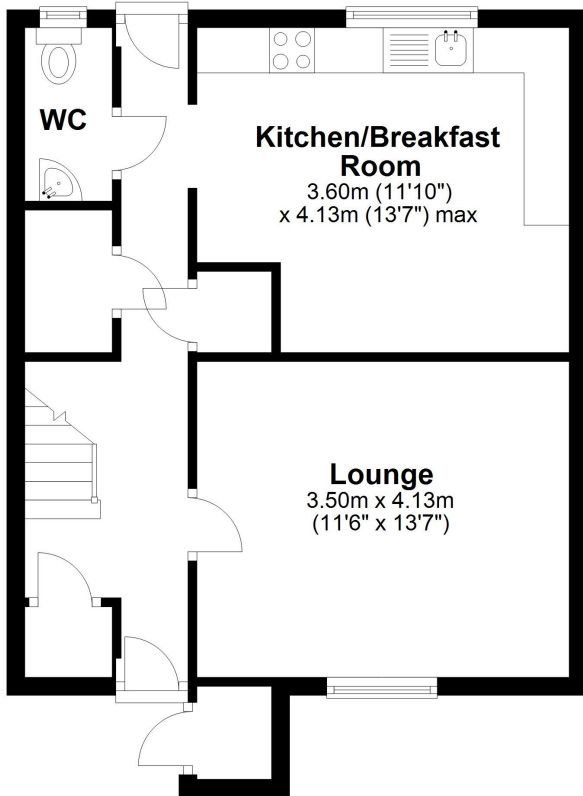






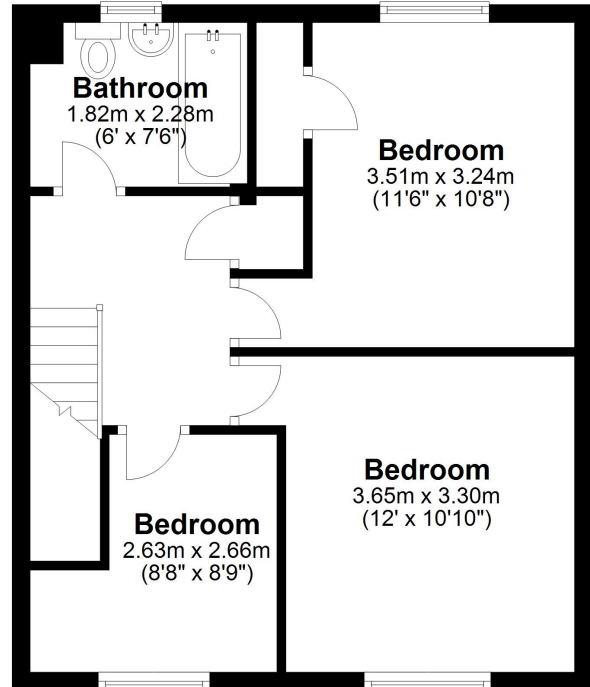
### Ground Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 84.1 sq. metres (905.4 sq. feet)

**Tenure** Freehold      **Council tax** Band A

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

**N.B** Please note, that none of the services, heating systems or any appliances at this property have 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 : 28th April 2021