

84 The Nabb, St Georges TF2 9BU



£359,950 region

Interesting, spacious character property with local historical links in a stunning woodland setting. Very adaptable accommodation comprising entrance hall, living room, utility, lounge, dining room, large well fitted breakfast kitchen, master bedroom with en suite shower, four further bedrooms and family bathroom. Gas central heating and double glazing. Set in gardens, orchard and grounds of approx. 1/2 acre with bridle path running adjacent to garden. Garaging for three vehicles.

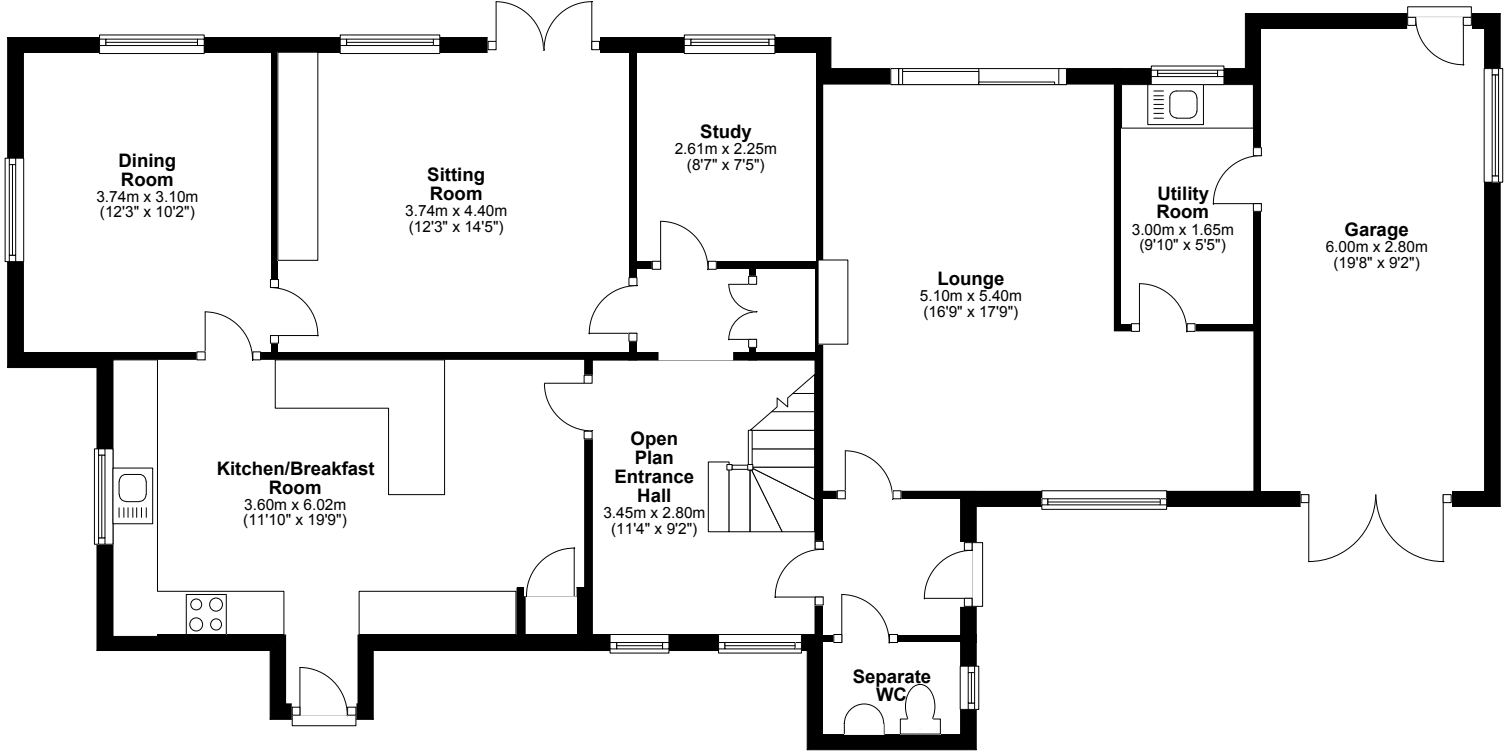
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	67
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	62
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



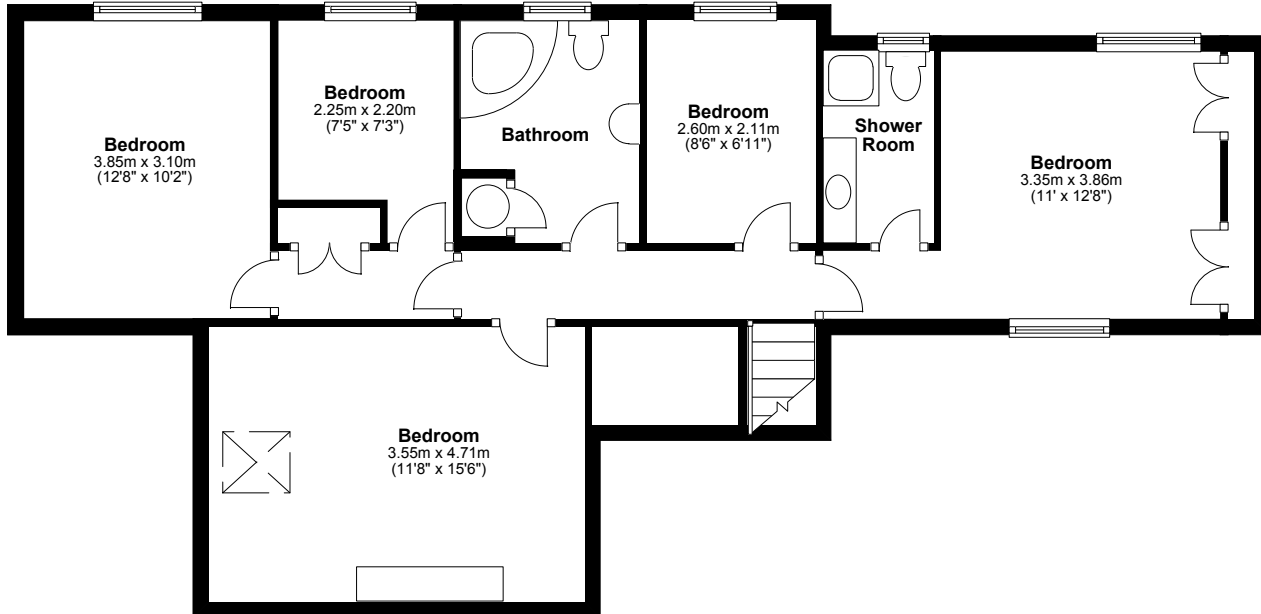
Ground Floor

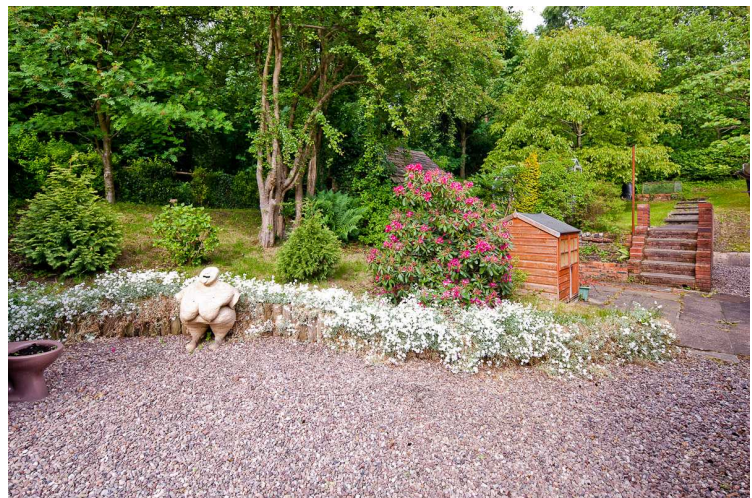
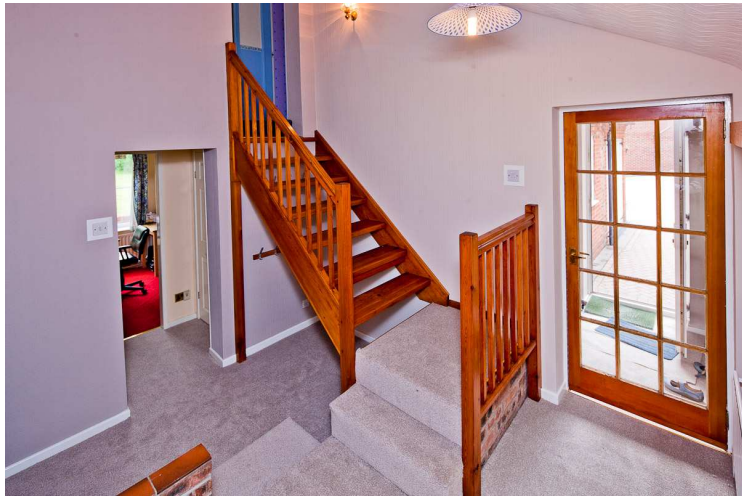
Approx. 115.2 sq. metres (1239.9 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.6 sq. feet)







Tenure We are advised that the property is Freehold, however we have not checked the legal tenure.

Council Tax We are advised that the property is in Band E, however we have not confirmed this with the local authority.

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 : 31st May 2011 Ref: 1229