

9 Anson Drive, Leegomery TF1 6XW



£174,950 region

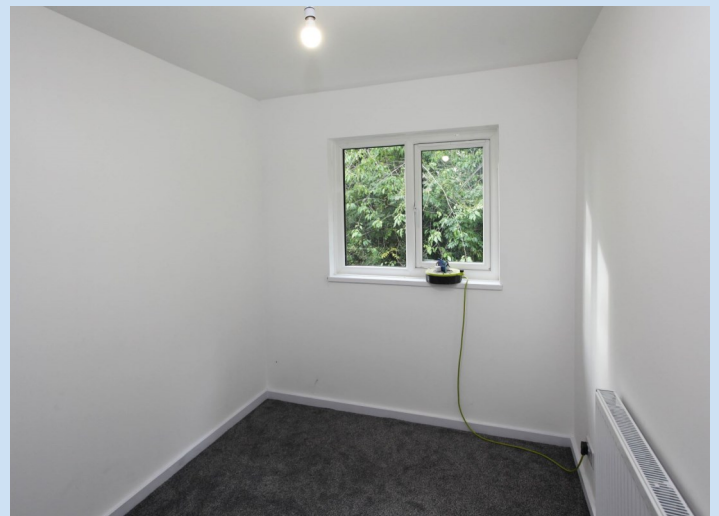
This recently refurbished three bedroom family home is in a tucked away quiet location within easy walking distance of local schooling and amenities. The smart accommodation includes entrance hallway with W.C., spacious lounge/diner with double doors out to rear garden area, and a super refitted kitchen. The first floor offers three bedrooms and a smart family bathroom.

There is an enclosed garden area to the rear with wooded backdrop and communal parking is nearby.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

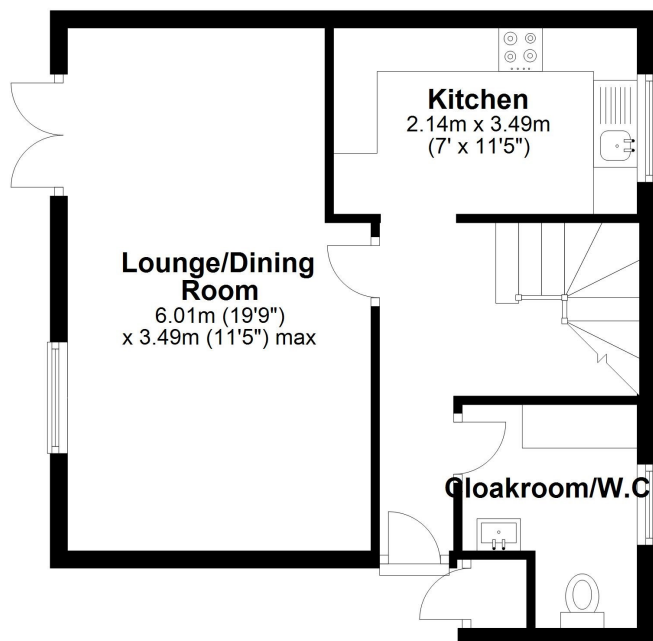






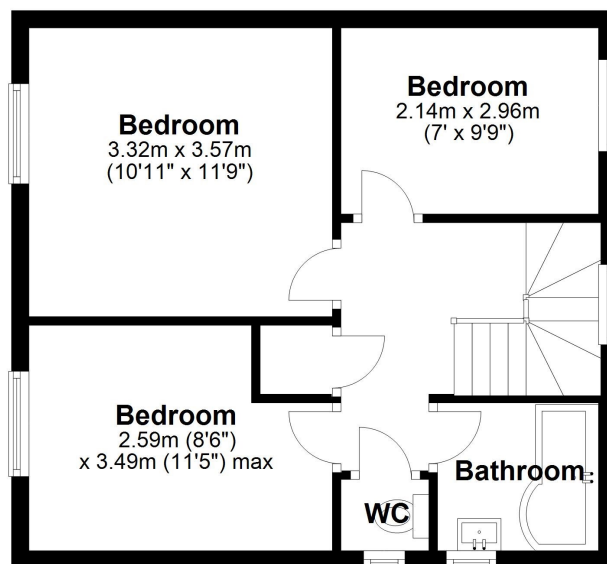
Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 80.9 sq. metres (870.5 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 : 25th October 2023