

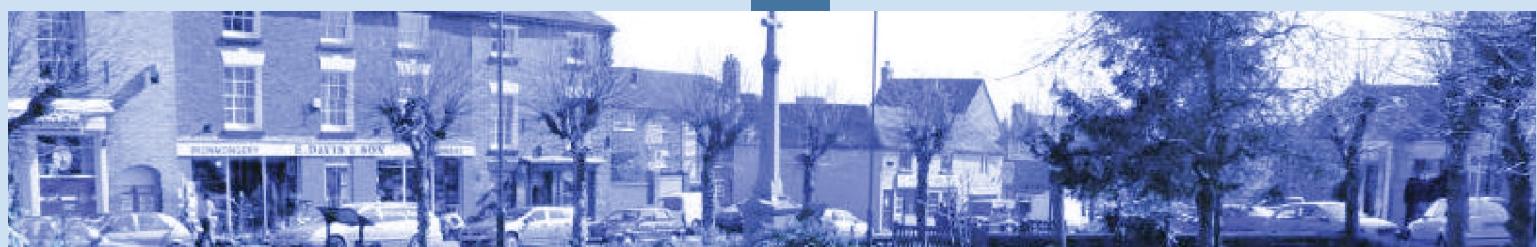
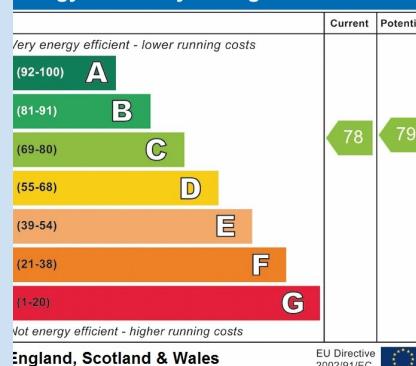
# 3 The Ashes, St Georges TF2 9FW



## £ 230,000 region

Nicely presented four bedroom detached family home situated in St Georges with easy access to local amenities and excellent links to the national road network. The accommodation includes entrance hall, spacious lounge, open plan kitchen/diner with doors out to the rear. The first floor offers four bedrooms (the main bedroom benefits from its own en-suite shower room) and a family bathroom. Driveway parking, garage and sunny south facing garden to the rear with patio area and lawn.

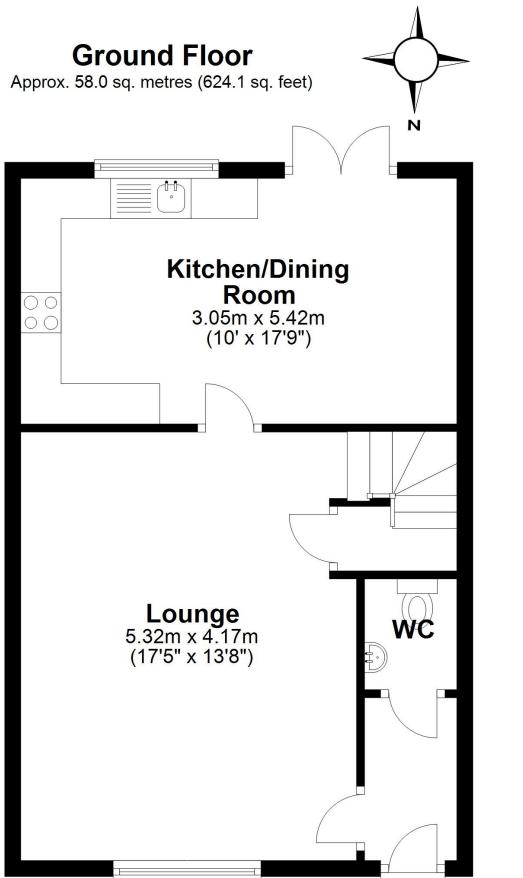
### Energy Efficiency Rating



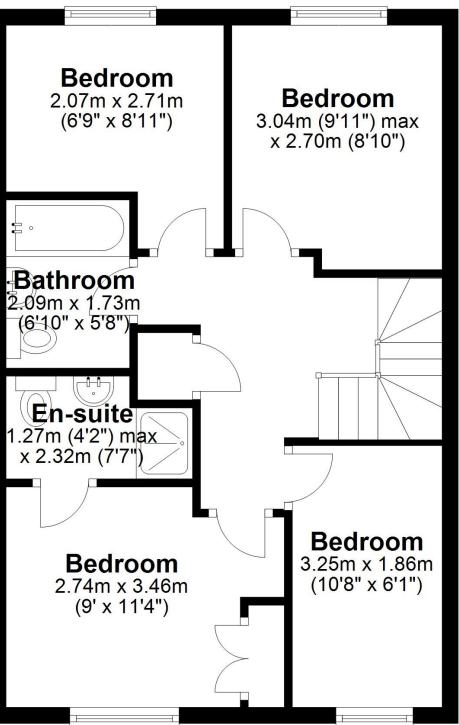




**Ground Floor**  
Approx. 58.0 sq. metres (624.1 sq. feet)



**First Floor**  
Approx. 45.9 sq. metres (494.1 sq. feet)



Total area: approx. 103.9 sq. metres (1118.3 sq. feet)

**Tenure** Freehold **Council tax** Band D

**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 : 13th January 2021