

# 4 Kew Gardens, Priorslee TF2 9SY



## £ 2 4 5, 0 0 0   r e g i o n

Nicely presented three bedroom coach house, in a tucked away location in popular Priorslee. The accommodation includes lounge/diner with adjacent full width conservatory (accessed from both the lounge and kitchen), good sized modern kitchen, ground floor W.C., three well proportioned bedrooms and shower room. There is parking and garage to the side of the property and a pleasant rear garden with decked area and lawn. A nearby footpath gives access to local schooling and the picturesque Priorslee Lake. There are many amenities within easy reach and the national motorway system can be reached within a few minutes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

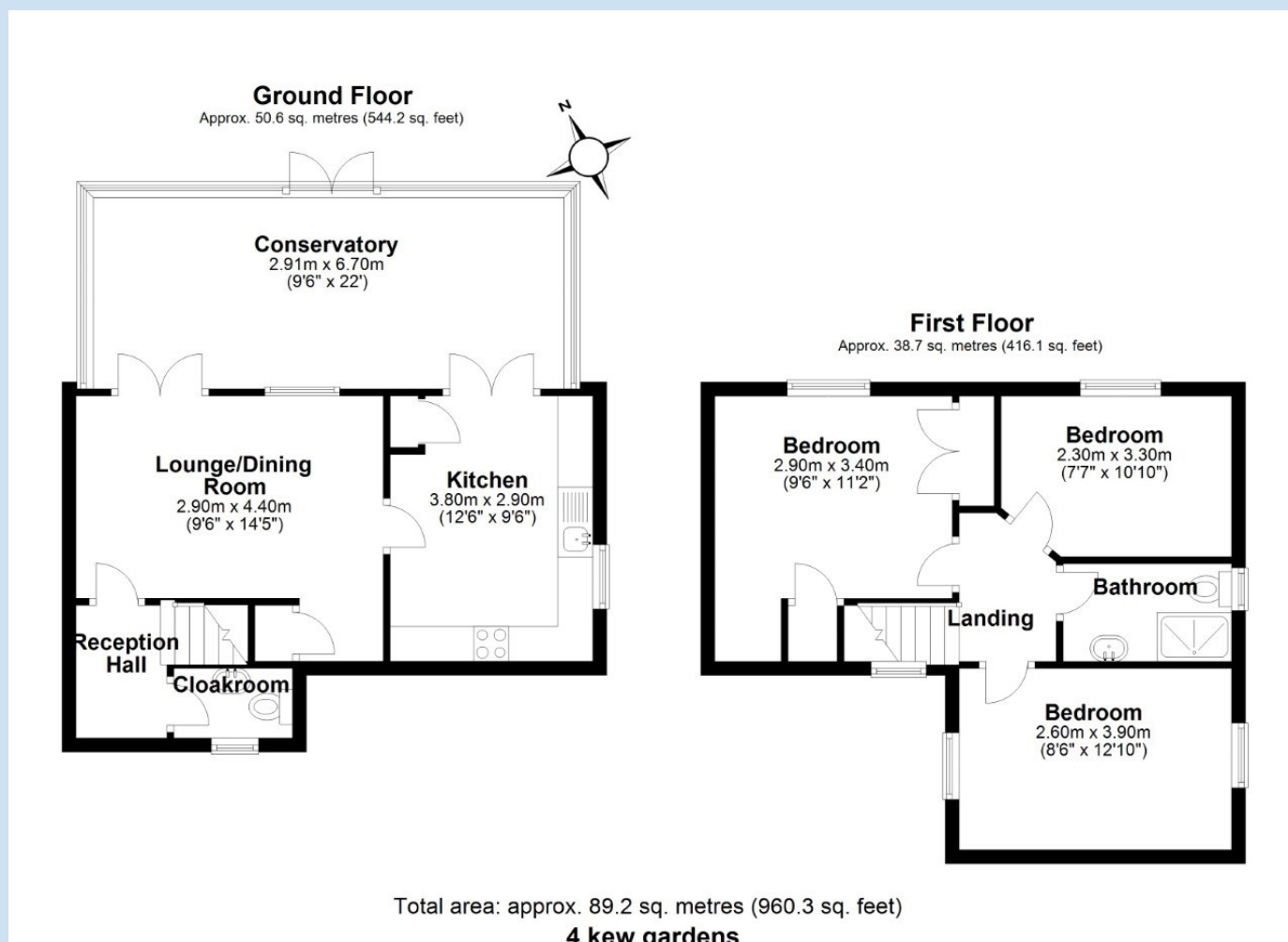












**Tenure** Freehold **Council tax** Band B

**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 : 14th October 2022