



126 Tenter Balk, DN6 7AS
£249,950 OffersInRegionOf
Tenure Freehold

- **Conservatory**
- **No Chain**
- **Beautiful contemporary bathroom**
- **Downstairs WC**
- **Off Road Parking**
- **Garage**
- **Low maintenance garden**
- **Popular Location**

Wonderfully maintained three bedroom detached property in a popular and convenient location. Although the property would benefit from some modernisation it has been lovingly maintained and already ticks many of the boxes families are searching for. There is a large gated driveway big enough for several cars and beautifully finished with neutral block paving and artificial turf. As you enter the property there is an entrance hall with downstairs WC which then leads into a generously sized lounge. There is an open plan feel to the ground floor with double doors into the dining kitchen which in turn opens out into the conservatory. The conservatory overlooks the rear garden that is both low maintenance and established at the same time and also offers a good degree of privacy. Ascending to the first floor there are three good sized bedrooms and a newly installed family bathroom with both shower enclosure and separate bath. The area has long since been desirable due to its access to parks, schools and amenities as well as its close proximity to rail networks and motorway networks perfect for commuters. A gem of a property that would make a fabulous family home, call Welcome Homes to arrange a viewing



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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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