



38 Springwell Gardens, DN4 9AH

£130,000 GuidePrice

Tenure Freehold

- Vacant Possession
- Enclosed rear garden
- No Chain
- Garage
- Central Location
- Open plan kitchen / dining area
- Off Road Parking

****GUIDE PRICE £130,000 - £140,000**** Offered to the market with vacant possession and no onward chain this lovely two bedroom property would make the perfect first home or a great downsize for buyers. With off road parking as well as a garage the property has lots to offer and the well designed layout lends itself to comfortable family living. There is a large lounge that leads to an open plan kitchen diner with white fitted wall and base units and access out to the rear enclosed garden. Upstairs there are two double bedrooms and contemporary family bathroom. The locality is extremely convenient for access into the City centre as well as a whole host of amenities along the local High Street. There are also excellent schools nearby. The property might also be an extremely sensible investment opportunity with attractive yields in the area. Call Welcome Homes to view this great property at an attractive price.



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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