



Woodkind Hey, Spital

£185,000



LESLEY HOOKS
ESTATE AGENTS





A charming and deceptively spacious townhouse, ideally situated in a sought-after area, offering a perfect blend of comfort, style, and convenience. This well-presented property is sure to captivate discerning buyers seeking a delightful home. With no onward chain, the opportunity to secure this gem is even more enticing. As you step through the front door, you are greeted by a welcoming hallway that sets the tone for the rest of the residence and provides an immediate sense of the care and attention to detail that has gone into its maintenance. Adjacent to the hallway, you'll find a modern and fully equipped kitchen, a true culinary haven for any aspiring chef. Back to the hallway and you'll enter the inviting lounge area, a spacious and versatile space that serves as the heart of the home, creating a warm and inviting atmosphere for relaxation and socializing with loved ones. This impressive townhouse offers three decent sized bedrooms, each providing a peaceful sanctuary for rest and rejuvenation. The bedrooms feature ample storage space for all your belongings and can easily accommodate various furniture arrangements, allowing you to personalize the space to suit your needs. Completing the accommodation is a tastefully designed bathroom. With modern fixtures and fittings, it caters to all your bathing preferences. One of the many highlights of this property is its rear garden, a private oasis where you can unwind and enjoy the outdoors. Whether you're hosting a barbecue, tending to your plants, or simply savoring a cup of coffee in the fresh air, the garden provides a serene escape from the hustle and bustle of daily life. Additionally, this townhouse includes a garage, providing convenient and secure parking for your vehicles, as well as extra storage space for bicycles, tools, or any other belongings.



Situated in a sought-after area, this residence offers more than just a beautiful home. It benefits from excellent transport links, close proximity to local amenities, and an array of leisure options, ensuring a convenient and enjoyable lifestyle. Don't miss the chance to make it yours, especially with the added bonus of no onward chain. Council tax band B. Freehold.

Hallway

11'6" (3.51m) x 5'10" (1.78m)

Lounge

16'3" (4.95m) x 15'7" (4.75m) Max

Kitchen

9'0" (2.74m) x 7'6" (2.29m)



Bedroom One

12'3" (3.73m) x 8'6" (2.59m)

Bedroom Two

9'4" (2.84m) x 9'3" (2.82m)

Bedroom Three

9'4" (2.84m) x 5'11" (1.8m)

Bathroom

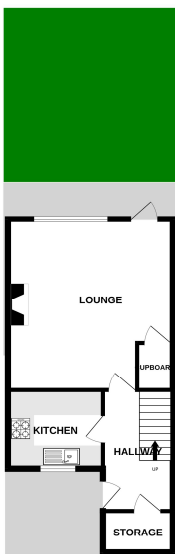
6'1" (1.85m) x 5'9" (1.75m)





GROUND FLOOR
410 sq ft (38.6 sq m) approx.

1ST FLOOR
370 sq ft (34.4 sq m) approx.



TOTAL FLOOR AREA: 786 sq ft (73.0 sq m) approx.

While every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, floors and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given.

Issue date: 10/01/2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.