





Positioned within a NO THROUGH ROAD located on the desirable JERSEY FARM development this THREE BEDROOM semi-detached home is offered with NO UPPER CHAIN.

Offers Over: £525,000

The property provides a comfortable living space extending to over 840 sq ft, with well-planned accommodation arranged across two floors. An inviting entrance hall leads to a convenient cloakroom and a spacious lounge, with stairs rising to the first floor. To the rear, there is a modern fitted kitchen with an open-plan dining area, which in turn opens into a pleasant conservatory enjoying views over the enclosed rear garden. Upstairs, the first floor offers three well-proportioned bedrooms, each benefitting from fitted storage, along with a family bathroom. Externally, the rear garden features a raised patio terrace with steps leading down to a lawn and enjoys a desirable south-westerly aspect. To the front, there is a driveway providing off-road parking for one vehicle.

Ideally located within a short walk of excellent schools, local shops, a doctors' surgery, dentists and a popular family pub, this property sits in the heart of Jersey Farm, a sought-after residential area with easy access to the city centre, transport links and well-regarded schools including Sandringham School, Jersey Farm Woodland Park Primary and Skyswood Primary & Nursery School, plus nearby parks and open green spaces.

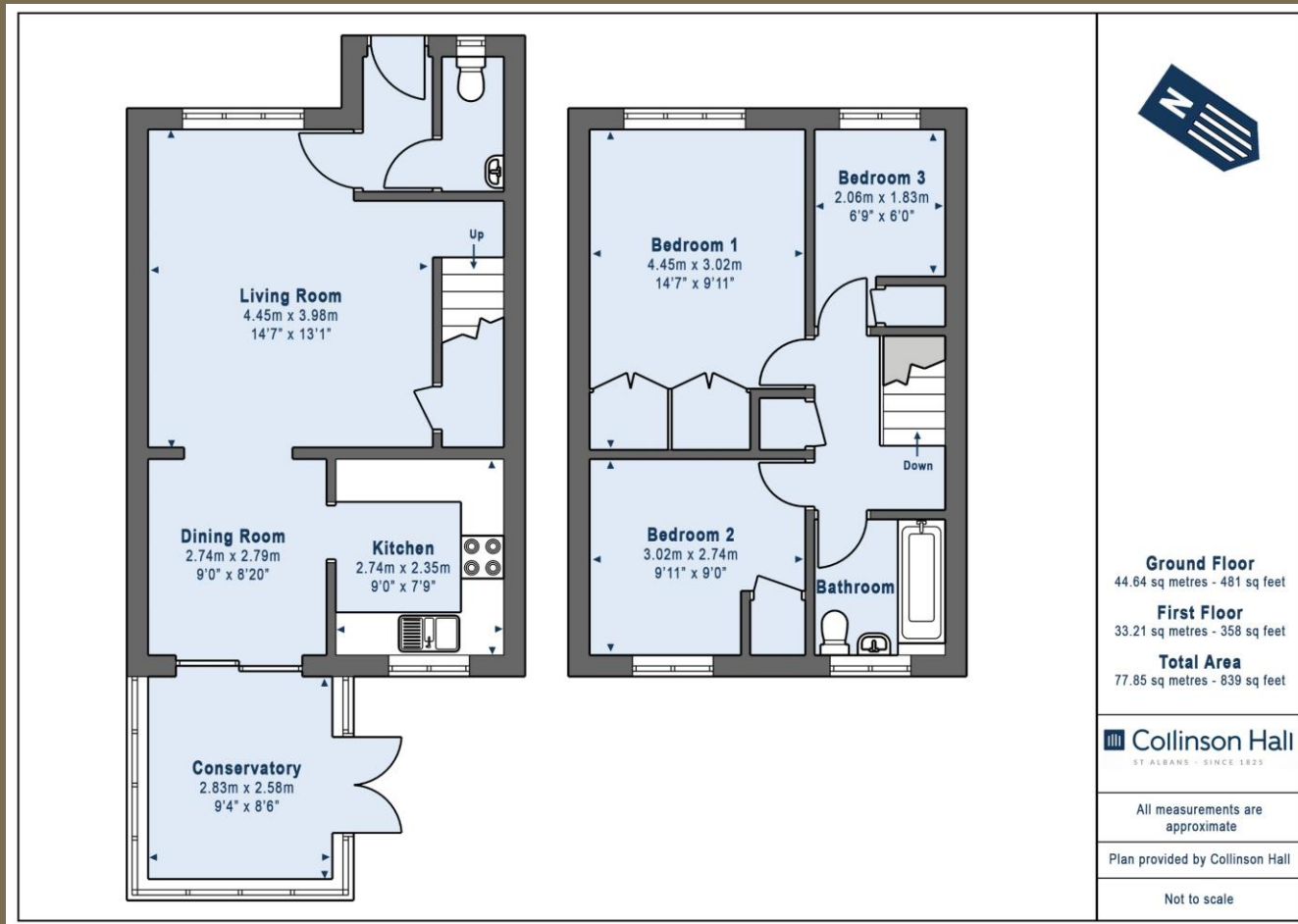
EPC Rating: C 71  
Council Tax Band: E











**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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