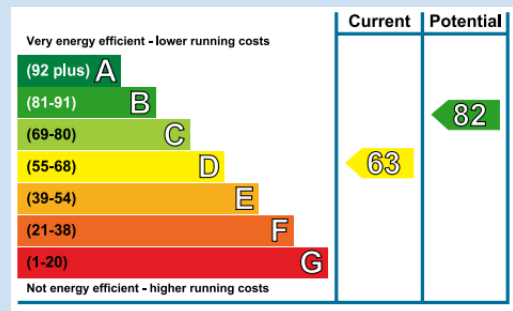


49 Stanwyck, Sutton Hill TF7 4JL



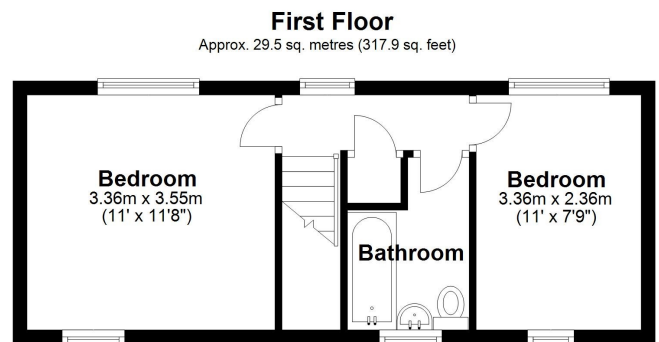
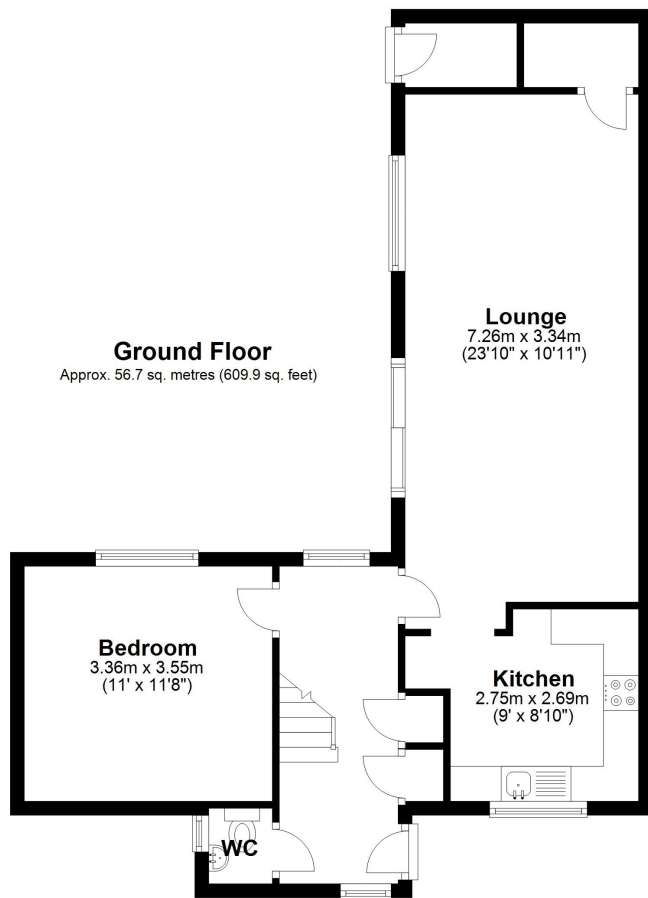
£ 1 1 9, 9 5 0 region

This three bedroom property is being sold with a tenant in situ currently paying £695 pcm and is available to landlords only. The accommodation includes entrance hallway with W.C., a very generous lounge/diner, kitchen and a ground floor bedroom. The first floor offers two bedrooms and a family bathroom. There is a low maintenance courtyard area to the rear and communal parking is nearby. The area offers easy access to local schooling and amenities.









Total area: approx. 86.2 sq. metres (927.8 sq. feet)

Tenure Freehold **Council tax** Band A

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 : 12th April 2024