

106 Summerhill, Sutton Hill TF7 4HA



£ 1 2 4 , 9 5 0 r e g i o n

This tidy three bedroom terraced property would make a good first time buy or rental investment.

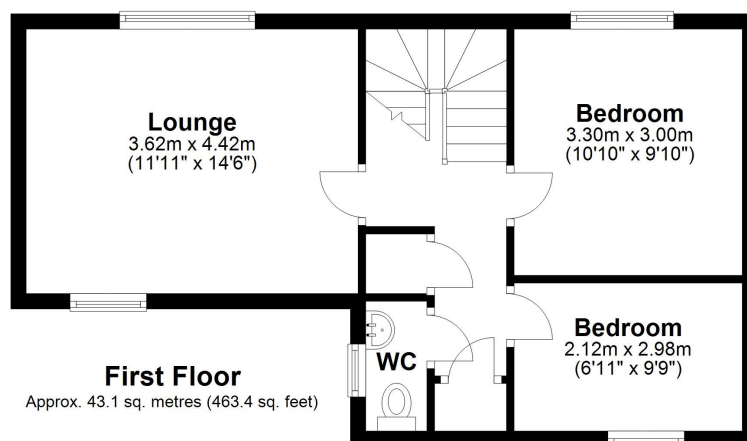
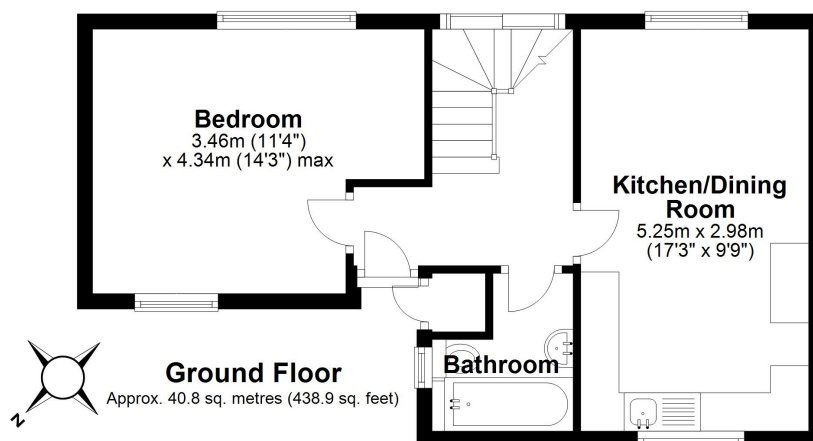
The accommodation feels spacious with entrance hallway, large kitchen/diner, ground floor bedroom and family bathroom. The first floor features a generous lounge, two further bedrooms and a W.C. The rear garden comprises part patio area/part lawn, with a useful brick storage shed and rear access gate. The location allows easy access to local schooling, amenities and public transport.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		









Total area: approx. 83.8 sq. metres (902.3 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 : 28th April 2023