

£180,000



## Robin Gardens, Lovedean, PO8 9XE

NO FORWARD CHAIN is offered with this THREE BEDROOM END OF TERRACE HOUSE in Lovedean. The property is IN NEED OF MODERNISATION THROUGHOUT. Great opportunity to an investment or first time buyer or someone looking for a project. AVAILABLE FOR VIEWINGS WEEK COMMENCING Monday 5th April 2021

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**Agents notes:**

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

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Covered Entrance

Entrance Hall

Cloakroom

Kitchen / Dining Room W: 16' 9" x L: 10' 4" (W: 5.11m x L: 3.15m)

Lounge W: 15' 10" x L: 12' 8" (W: 4.82m x L: 3.85m)

Rear Lobby

FIRST FLOOR

Landing

Bedroom One W: 10' 9" x L: 13' 8" (W: 3.28m x L: 4.18m)

Bedroom Two W: 8' 2" x L: 14' 7" (W: 2.5m x L: 4.46m)

Bedroom Three W: 7' 6" x L: 9' 8" (W: 2.28m x L: 2.95m)

Bathroom W: 4' 9" x L: 8' 8" (W: 1.46m x L: 2.64m)