



Paul Cutmore Bespoke powered by **exp**<sup>®</sup> UK

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11 Southwell Way

£185,000

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## Entrance Hall

Lounge - 3.91m x 3.63m (12'10" x 11'11")

## InnerLobby

Kitchen/Breakfast Room - 3.89m x 2.18m (12'9" x 7'2")

## Landing

Master Bedroom - 3.91m x 2.84m (12'10" x 9'4")

Bedroom Two - 3.91m x 2.18m (12'10" x 7'2")

## Bathroom

## Outside

Gardens to the front and rear. Rear garden is enclosed by timber panelled fence to rear and sides and is mainly laid to lawn. To the side of the property is a driveway for up to three vehicles.





- Two Bedrooms
- Semi detached
- Driveway for upto three cars
- Double Glazed
- Kitchen/Breakfast Room
- Quote Ref PC0713



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# PAUL CUTMORE

