



26 Avon Road

£270,000



HAMPSONS  
ESTATE AGENTS

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## 26 Avon Road

An immaculately presented and well cared for, attractive bay windowed semi-detached home on a generous plot in a sought after area close to local amenities and within walking distance of primary schooling.



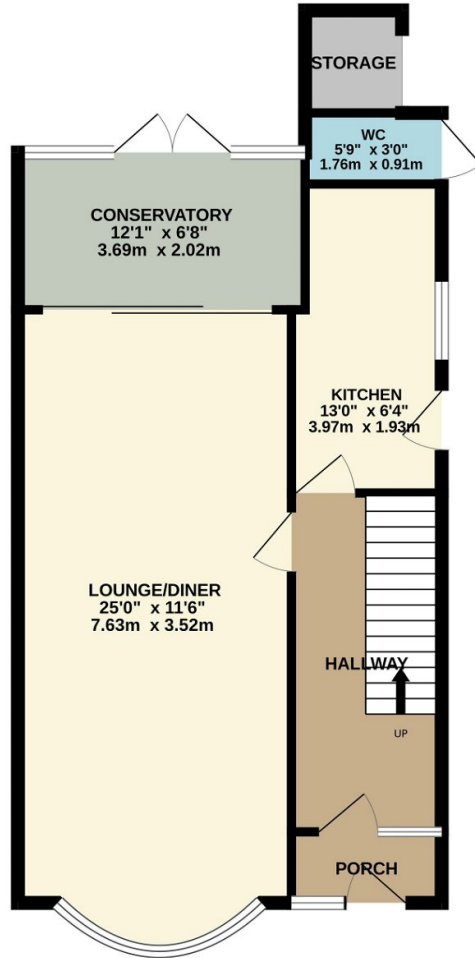




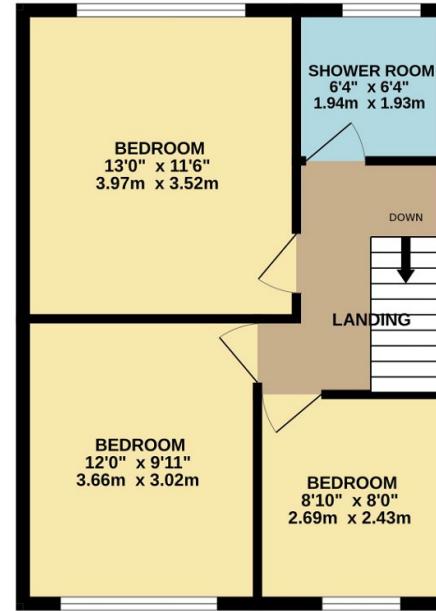




GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62024

By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

