



10 Challenger Road, Innsworth, GL3 1FQ

Offers In The Region Of  
£320,000

Thomas and Thomas are very pleased to present this immaculate three bedroom family home located on the new Whittle Gardens Estate, Innsworth and benefiting from eight years remaining on the NHBC warranty.

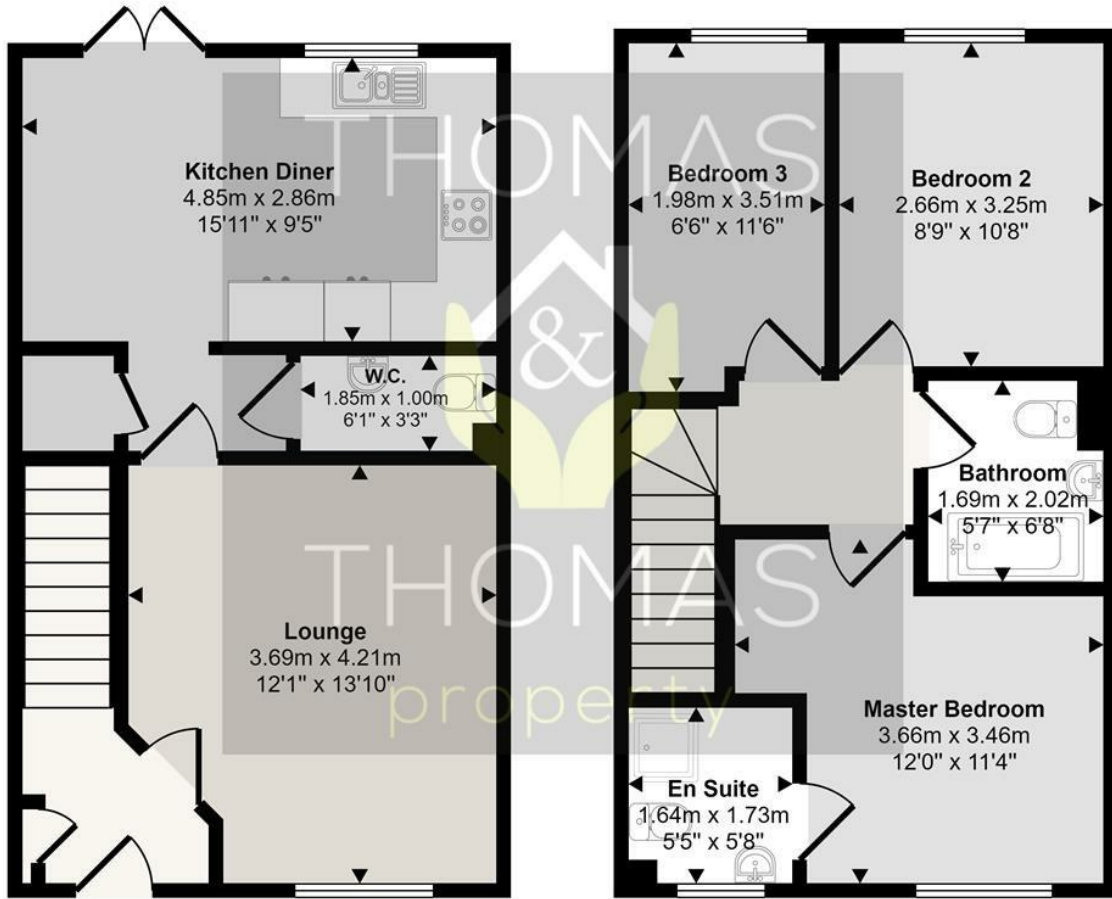
Briefly comprising of: Entrance hall with storage cupboard leading through to the good sized lounge, downstairs WC and under stairs storage. The modern kitchen / diner is fitted with integrated appliances including fridge / freezer, dishwasher and washing machine. Upstairs there are three bedrooms, two doubles and a single, and a family bathroom. The master bedroom benefits from an en suite shower room.

Outside is a private enclosed garden with decking area and a side gate leading out to the driveway parking and garage.

This property would make the ideal first home or investment, ready to move in to! Please call today to arrange your viewing.

- Three Bedrooms
- Semi Detached
- Driveway Parking & Garage
- Modern Throughout
- En Suite & Family Bathroom
- 8 Years NHBC Warranty Remaining

Approx Gross Internal Area  
80 sq m / 860 sq ft



Ground Floor  
Approx 40 sq m / 429 sq ft

First Floor  
Approx 40 sq m / 432 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
84	96

Very energy efficient - lower running costs

(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

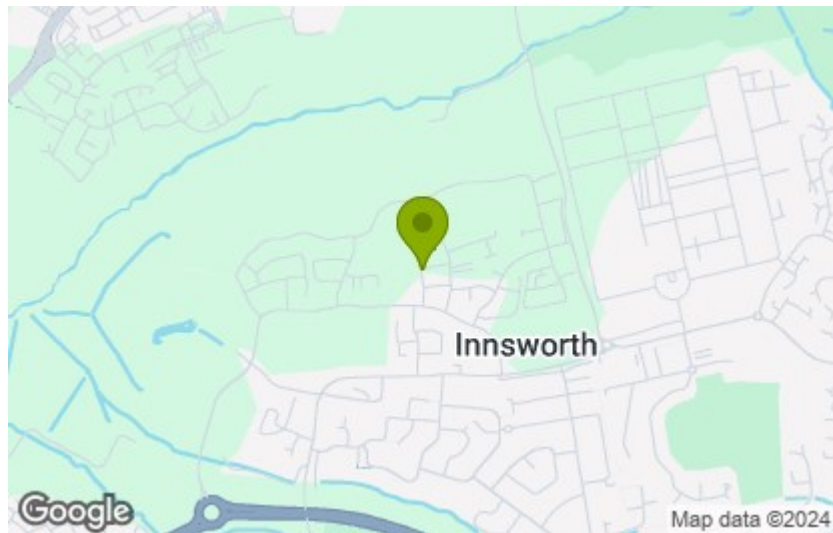
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
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Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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