



**Toms Town Lane, Studley**  
Offers in Excess of £200,000



**Features:**

- Mid-terraced family home
- Three bedrooms
- Family bathroom
- Open plan lounge/diner
- Fitted kitchen and added utility
- South facing rear garden
- Private driveway with off-road parking
- EPC -

**Description:**

A three-bedroom mid-terraced home in a sought-after location of Studley. The ground floor accommodation comprises: An open plan lounge/dining area with bow window, feature fireplace and sliding doors to the rear garden, fitted kitchen with integrated oven, gas hob, sink and space for a tall fridge freezer and dishwasher, a utility room with space for washing machine and tumble dryer with access to the rear garden and the ground floor WC. The first-floor landing establishes: Bedroom one with fitted wardrobes, double bedroom two, well sized bedroom three with views to the rear and the family bathroom providing a bath with overhead shower, sink and WC. To the rear is a low maintenance south facing garden with an initial patio area then mainly laid to lawn. To the front is a private driveway with off-road parking for up to four cars. Furthermore, the property benefits from gas central heating, double glazed windows throughout and partially boarded loft space. Well situated in Studley, the property is a short walk to local amenities, countryside walks and well-regarded schools, Studley Community Infants School, St Mary's Catholic Primary School, Studley St Mary's C of E Academy and Studley High School.



**Details:**

**Entrance Porch**

**Hallway**

**Lounge**

12' 9" x 11' 6" (3.88m x 3.50m)

**Dining Room**

8' 5" x 9' 5" (2.56m x 2.87m)

**Kitchen**

12' 0" x 8' 0" (3.65m x 2.44m)

**Utility Room**

14' 0" x 6' 1" (4.26m x 1.85m) Max

**Ground Floor WC**

**First Floor Landing**

**Bedroom One**

10' 11" x 14' 3" (3.32m x 4.34m)

**Bedroom Two**

11' 5" x 9' 5" (3.48m x 2.87m)

**Bedroom Three**

8' 3" x 8' 2" (2.51m x 2.49m)

**Family Bathroom**

**EPC Rating:**

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 406956.





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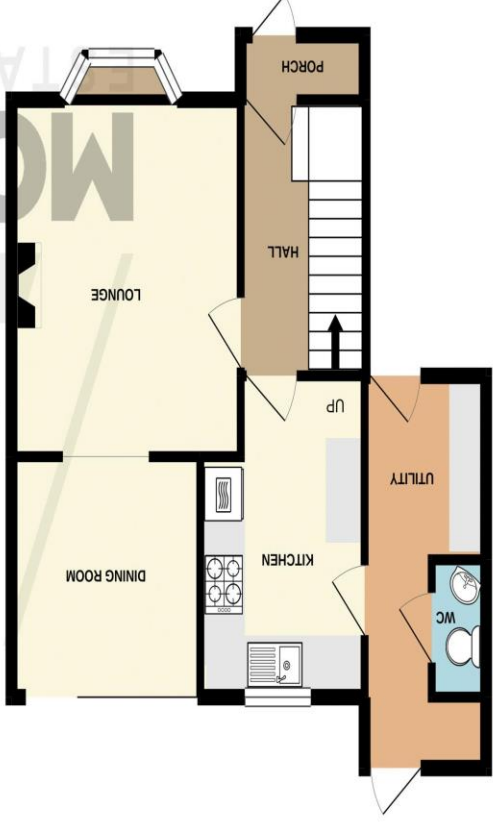
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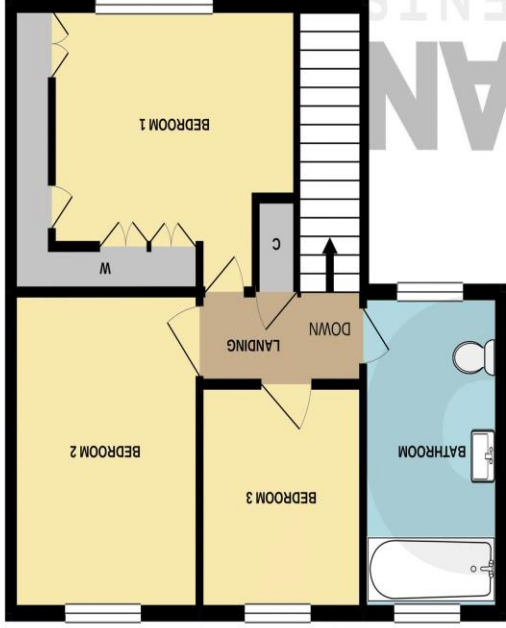
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GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 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.

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