



**Watts Road, Studley**  
Offers in Excess of £260,000



**Features:**

- Completely renovated throughout
- Modern kitchen/diner
- Lounge with feature fireplace
- Three bedrooms
- Family bathroom
- Well maintained rear garden
- Private driveway with ample off-road parking
- EPC - D

**Description:**

A beautifully presented three-bedroom, end-terrace property in the sought-after location of Studley. The ground floor accommodation comprises: Entrance hallway leading into the kitchen/diner, benefitting from an integrated fridge, freezer, hob, oven, microwave and sink, with space for a freestanding washing machine or dishwasher, utility room/office space, and the lounge with a feature fireplace and double doors opening onto the rear garden. The first-floor landing establishes: Double bedrooms one and two with cupboard storage and space for wardrobes, well sized bedroom three with a view to the rear, and the family bathroom providing a bath with overhead shower, sink and WC. To the rear is a well-maintained garden with an initial patio area then mainly laid to lawn, benefitting from a vegetable patch and large timber shed. To the front of the property is a private driveway with ample off-road parking. Well placed in Studley, the property is a short walk to local amenities, countryside walks and well-regarded schools, Studley Community Infants Schools, St Mary's Catholic Primary School, Studley St Mary's C of E Academy and Studley High School.





**Details:**

**Entrance Hallway**

**Kitchen/Diner**

9' 4" x 12' 1" (2.84m x 3.68m)

**Utility Room**

7' 1" x 5' 8" (2.16m x 1.73m)

**Lounge**

17' 7" x 10' 9" (5.36m x 3.27m)

**Bedroom One**

10' 1" x 11' 2" (3.07m x 3.40m)

**Bedroom Two**

11' 5" x 9' 0" (3.48m x 2.74m)

**Bedroom Three**

7' 3" x 8' 1" (2.21m x 2.46m)

**Family Bathroom**

5' 7" x 9' 7" (1.70m x 2.92m) MAX

**EPC Rating:** D

**Council Tax Band:** B (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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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

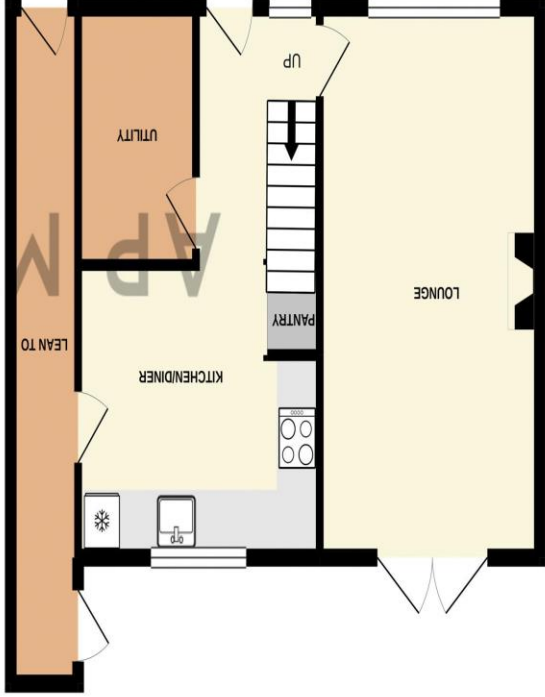
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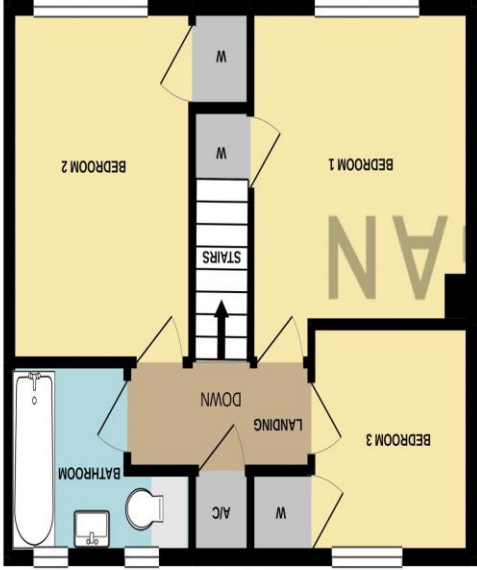
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GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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