



GINGER COW
ESTATE AGENTS

01234 860215

Avocet Road, Wixams

£325,000

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Set within a quiet Wixams cul-de-sac, this stylish three-bedroom semi-detached home offers modern living in a family-friendly setting. The entrance hall leads to a contemporary kitchen with space for dining, while the spacious lounge/diner to the rear features French doors opening onto a low-maintenance garden with patio and artificial lawn. Upstairs, the main bedroom includes an en suite shower room, with two further bedrooms and a modern family bathroom completing the layout. The property also benefits from two allocated parking spaces within a secure gated car park. Ideally positioned just a short walk from Wixams Tree Primary, Wixams Academy, and local amenities, this is an excellent home for families and commuters alike.

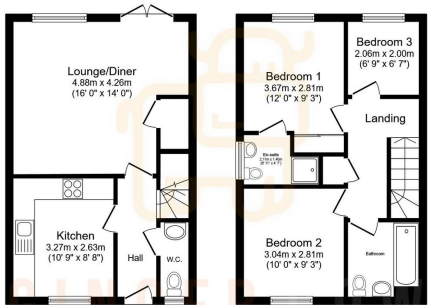


Floor Area: 815 sq. ft.

Tenure: Freehold

Service Charge: £700 per annum

Ground Rent: £0 per annum



Ground Floor

Floor area 37.9 sq.m. (407 sq.ft.)

First Floor

Floor area 37.9 sq.m. (407 sq.ft.)

TOTAL: 75.7 sq.m. (815 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

