



**Truscott Avenue, Redhouse**  
**Guide Price £220,000**

\*\*\* FREE OF CHAIN! \*\*\* PROJECT PROPERTY - IN NEED OF REFURBISHMENT THROUGHOUT \*\*\*



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PROPERTY - IN NEED OF  
REFURBISHMENT THROUGHOUT \*\*\*  
SCOPE FOR IMPROVEMENT \*\*\*  
GARAGE \*\*\* A FULLY ENCLOSED  
REAR GARDEN \*\*\* 3 BEDROOMS +  
BATHROOM TO THE FIRST FLOOR \*\*\*  
DOWNSTAIRS W.C. \*\*\* KITCHEN \*\*\*  
LIVING / DINING ROOM \*\*\*

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\*\*\* | Freehold **SOLD STC**

MILES BYRON are delighted to offer  
For Sale this modern built END OF  
TERRACE located within close  
proximity of amenities including: The  
Orbital Retail Park & Shopping Centre  
and local reputable schools as well as  
superb access to major road links  
such as the A419, A420, J.15 of the M4  
Motorway & the Greet Western  
Hospital.

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.