



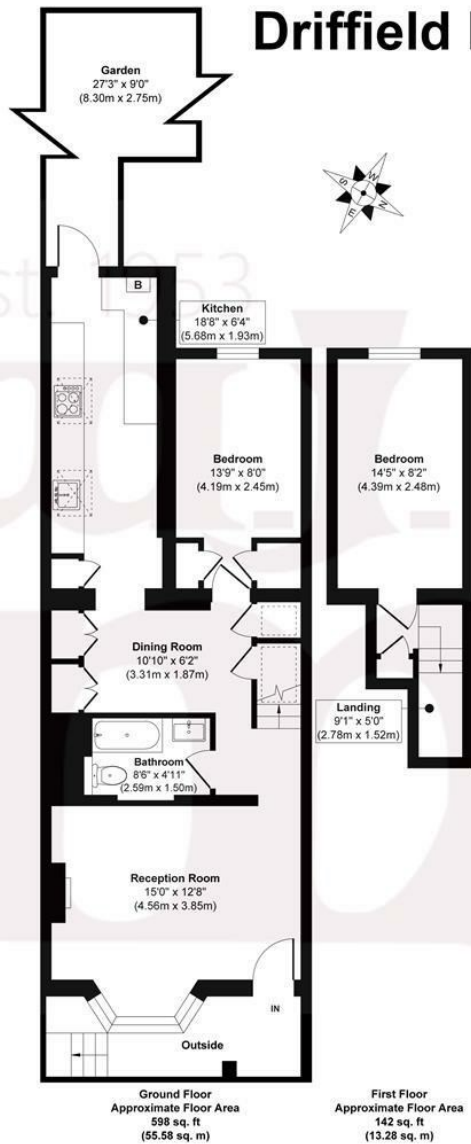
DRIFFIELD ROAD, E3

OIEO £700,000 SOFH

- Share of freehold
- West facing garden
- Bespoke fitted storage
- Own private entrance
- Blend of character features and modern design
- Kitchen with separate dining area

wj.
meade

Driffield Road



Approx. Gross Internal Floor Area 740 sq. ft / 68.86 sq. m (Excluding Outside Area)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



WJ Meade are pleased to present this beautiful two bedroom garden flat within a Victorian house conversion set in the Driffield Conservation Area, just moments from Victoria Park. Featuring double glazed wooden sash windows with accompanying custom made opening shutters, contemporary fitted kitchen with granite worktops, stylish bathroom suite with roll top bath, engineered oak brushed and oiled floorboards. To the rear there is a West facing private garden, ideal for al fresco entertaining or relaxing across the summer months.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Council Tax Band C
Current EPC Rating 65
Tenure: Share of Freehold

