



**18 Chetwynd Avenue, Polesworth**

In Excess of **£240,000**







For Sale With Next Place: A newly refurbished, 3-bed semi-detached in Polesworth village. Consisting of a spacious lounge, kitchen/diner with integrated appliances, modern bathroom, block paved drive and rear garden with patio and lawn.

Council Tax band: B

Tenure: Freehold

- For Sale With Next Place Property Agents
- No Onward Chain
- Sought-After Polesworth Location
- Refitted Kitchen With Modern Appliances
- New Heating System
- Complete Re-Wire
- Modern Bathroom
- Recently Installed LVT Flooring & Carpets
- Driveway
- Council Tax Band B & EPC Rating C





**Porch**

**Kitchen/ Diner**

10' 6" x 14' 6" (3.21m x 4.43m)

**Living Room**

13' 1" x 14' 6" (3.98m x 4.43m)

**Landing**

**Bedroom 1**

14' 6" x 7' 8" (4.41m x 2.33m)

**Bedroom 2**

9' 1" x 7' 8" (2.77m x 2.33m)

**Bedroom 3**

10' 4" x 6' 0" (3.16m x 1.82m)

**Bathroom**



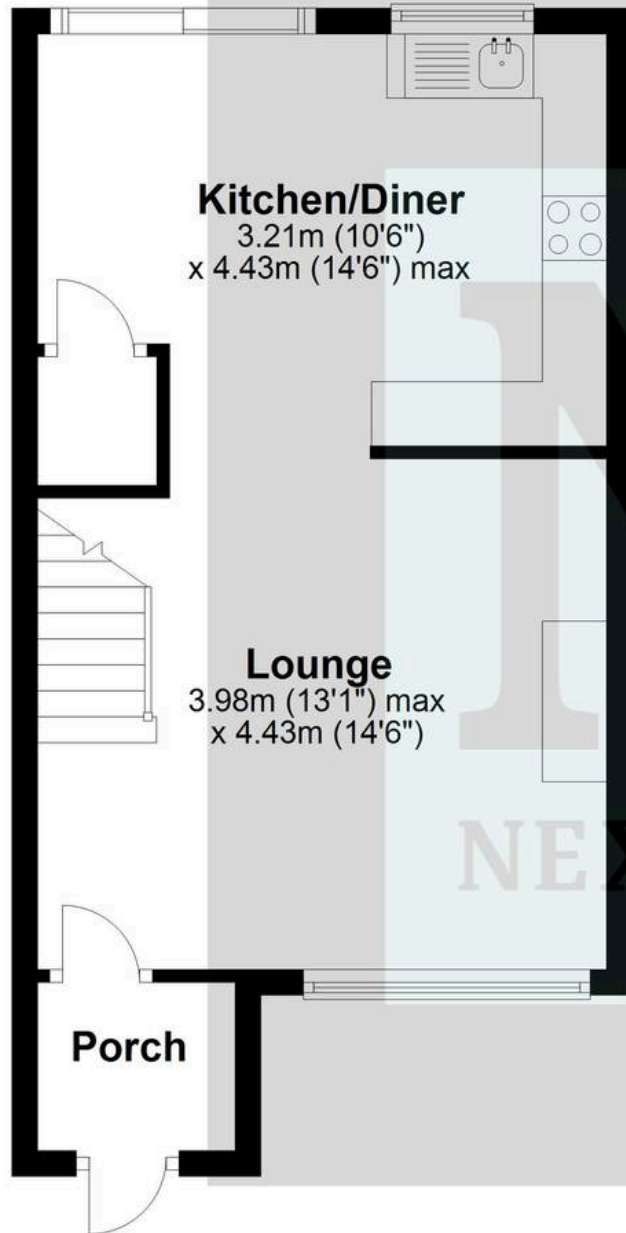






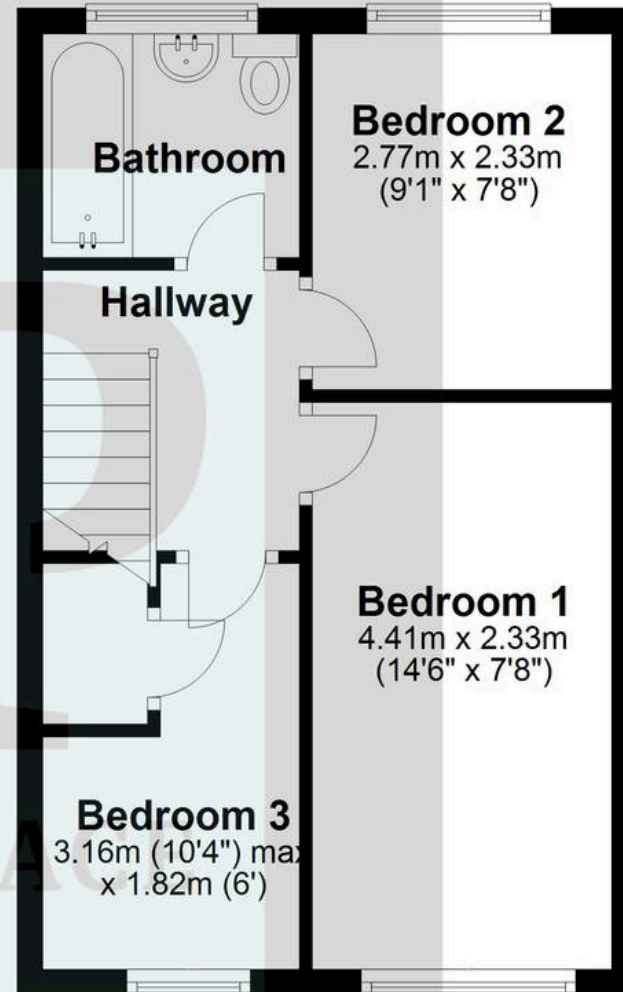
## Ground Floor

Approx. 34.4 sq. metres (370.8 sq. feet)



## First Floor

Approx. 32.0 sq. metres (343.9 sq. feet)



Total area: approx. 66.4 sq. metres (714.7 sq. feet)





## Next Place

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