





TENURE

Our vendor has informed us that this is a Freehold property.

DISCLAIMER

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should be not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.

FOR DIMENSIONS PLEASE REFER TO THE FLOORPLAN



Agents Note

We have been advised by the seller that there is an agreement in place with the adjoining property at No.5 Eardemont Close regarding the rear garden boundaries.

There is a small area of garden which measures approximately 12 inches in width, that abuts to the wall of the brick-built garage of No.5 Eardemont Close.

An agreement was made that the owners of No.3 would enjoy and maintain that area of the garden because it was too small to be separated from the wall of the brick-built garage.

The agent has a copy of that agreement which can be viewed upon request and will need to be acknowledged and agreed with any intending purchaser before an offer is agreed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.