



## 223 WEST STREET

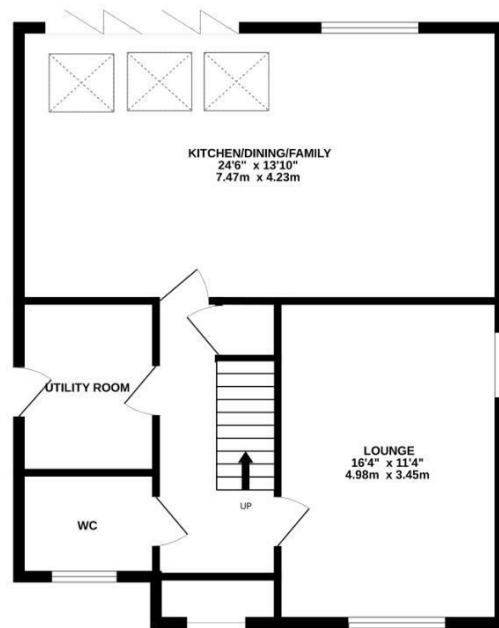
UPTON, NN5 4HG

**£435,000**  
**FREEHOLD**

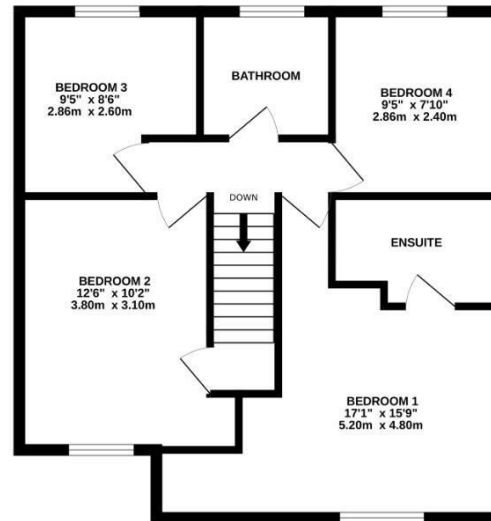
Stonhills are pleased to offer this well-presented four double bedroom detached home located in the popular area of Upton. The property boasts an ensuite to the main bedroom, a spacious kitchen/diner/family room with bifold doors, lounge, utility room, WC, and family bathroom. Outside, there is off-road parking, a single garage, and a low-maintenance garden with artificial lawn. Ideally situated close to local amenities, good schools, and excellent transport links.



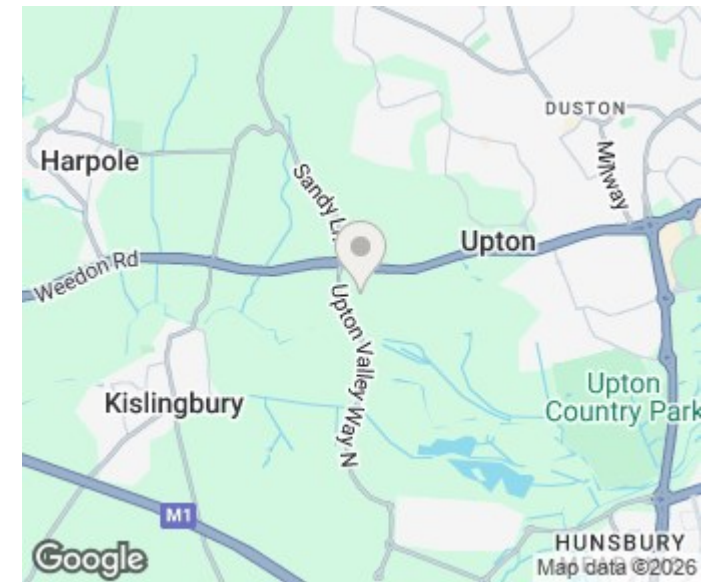
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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