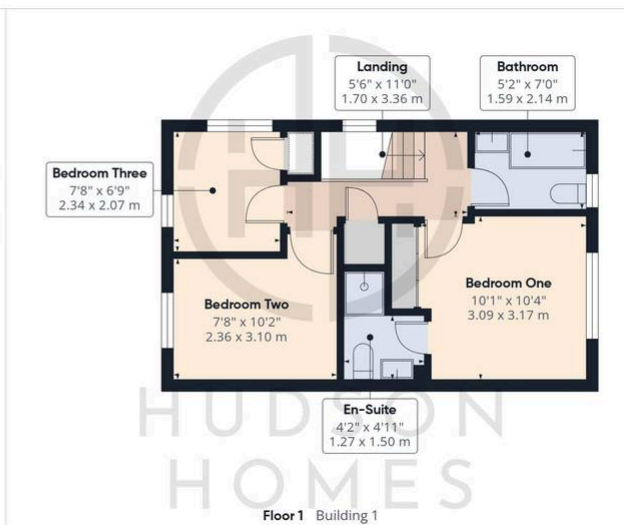
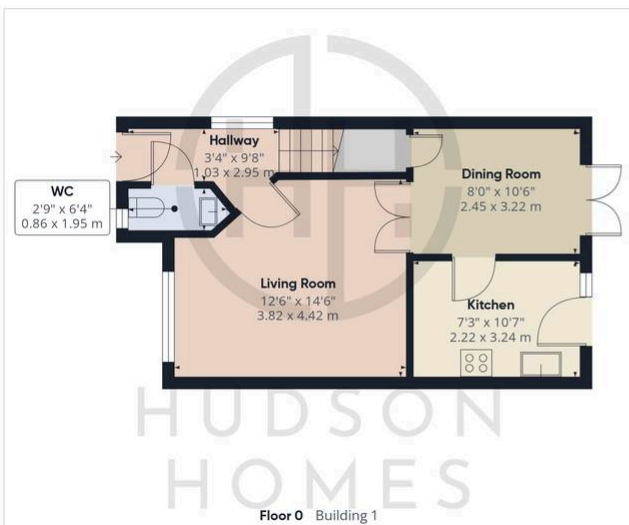


## 223 West Lake Avenue, Hampton Vale

£230,000 Freehold

No forward chain, providing buyers with an uncomplicated and timely move • Lounge and dining room, connected by double glass doors for a bright, open flow • Integrated kitchen boasting quality appliances including hob, oven and extractor fan • En-suite shower room and tailored fitted wardrobes enhancing the principal bedroom • Modern family bathroom with shower-over-bath, paired with a well-designed downstairs cloakroom • Generous internal floor area of 1,023 sq ft • South-facing rear garden, laid to lawn with a patio area and direct access into the garage • Single garage with additional parking space at the rear • Perfectly positioned within easy walking distance of schools, shopping facilities and all essential amenities • Conveniently positioned around 4.2 miles from the train station and vibrant city centre • Council tax band C £1943 per year





**Approximate total area<sup>(1)</sup>**  
 927 ft<sup>2</sup>  
 86 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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You can include any text here. The text can be modified upon generating your brochure.