

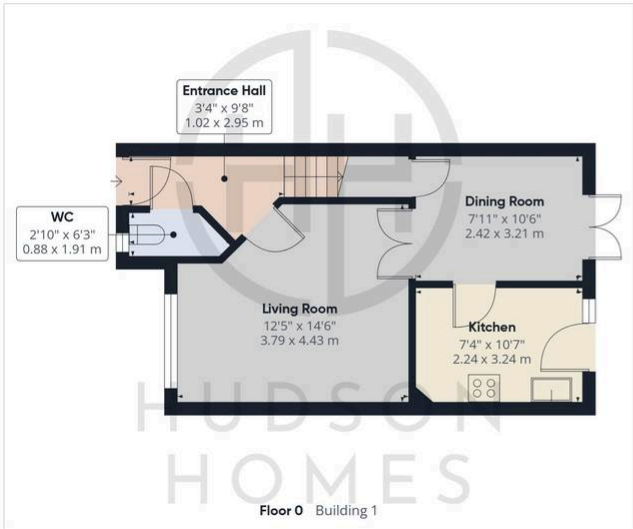


## 231 West Lake Avenue, Hampton Vale

£240,000 Freehold

No forward chain, allowing for a smoother and quicker purchase. • Beautifully refurbished throughout, with new flooring and a fresh, modern finish in every room. • Contemporary kitchen with integrated appliances and a convenient breakfast bar. •

Spacious front-aspect lounge with double doors through to the dining room and French doors out to the garden. • The property features three well-sized bedrooms, offering plenty of space for family living or home working. • En-suite to the main bedroom, a separate family bathroom and a downstairs cloakroom. • South-facing rear garden designed for low maintenance, finished with gravel. • A single garage sits to the rear of the property, offering the added benefit of a door leading directly into the garden. • Well-proportioned home with an internal floor area of 916 sq ft. • 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.



**Approximate total area<sup>(1)</sup>**  
917 ft<sup>2</sup>  
85.1 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.