



MELANIE LEWIS

exp<sup>®</sup> UK

@melanie.lewis@exp.uk.com

melanielewis.exp.uk.com

07846 64 64 58

## 44 Slipps Close

£370,000

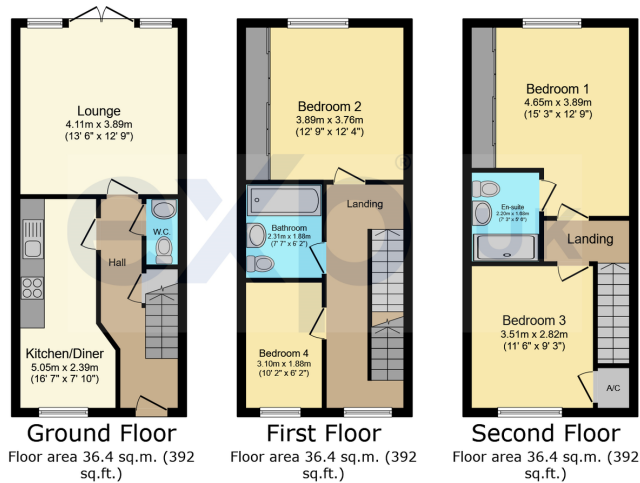
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- Please quote MJ0484 - Slipps Close to book your viewing
- Ensuite to principle bedroom
- Garage and allocated parking space
- Flexible accommodation
- Close to local amenities
- 4 bedrooms including 3 doubles and one large single
- Quiet position overlooking Victorial Park
- Freehold
- Walking distance to Town Centre
- Opportunity to stamp your own mark on it to create a lovely family home



Looking for a family home within walking distance of the town centre but which still feels tucked away and private? This modern 4 bed townhouse could be just what you are looking for. With The Cornerhouse or The Crown for a quick (or longer) post-work drink, you have everything you need on your doorstep. Set up a lane overlooking Victoria Park it offers you the chance to stamp your own mark on it and should be viewed as early as possible, especially if you want to beat the Stamp Duty changes in April.

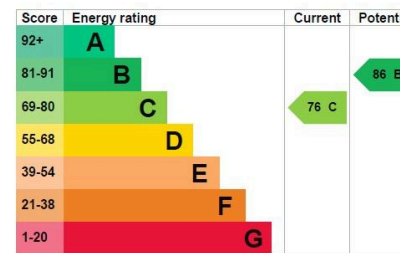


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.ie

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60