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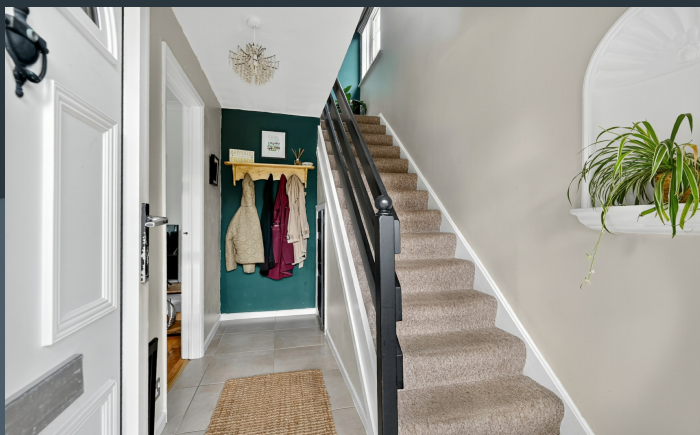
**23 LITTLE WENHAM**

Moira BT67 0NN

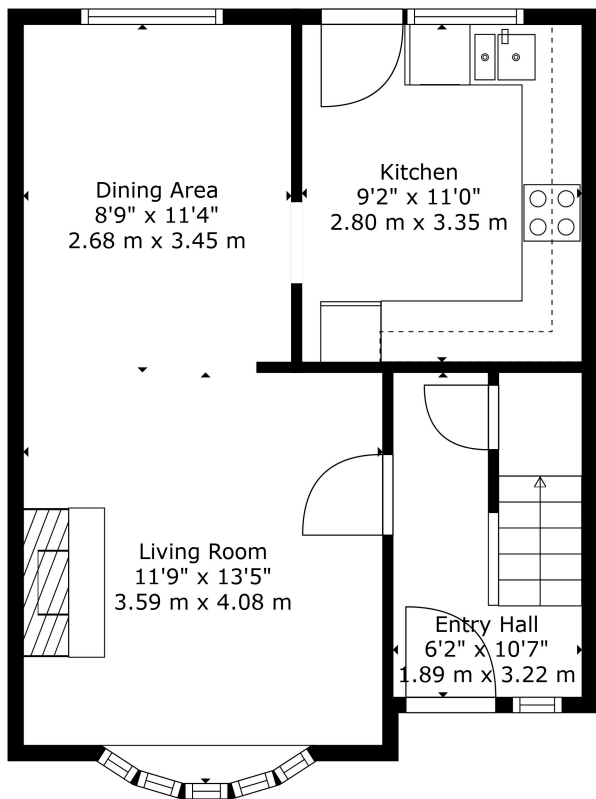
Offers around  
**£219,950**



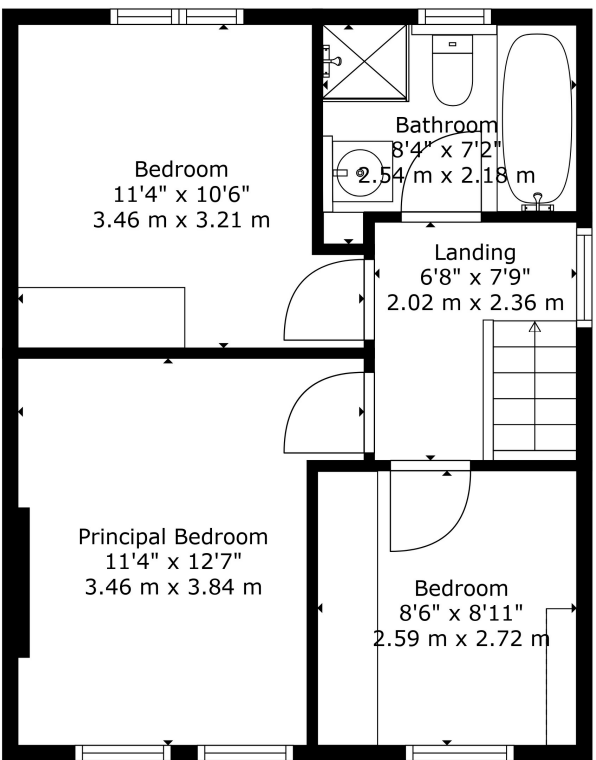








Floor 1



Floor 2

**TOTAL: 854 sq. ft, 79 m2**  
FLOOR 1: 425 sq. ft, 39 m2, FLOOR 2: 429 sq. ft, 40 m2  
EXCLUDED AREAS: WALLS: 86 sq. ft, 8 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	76 C

## Description

Nestling at the end of a very charming cul-de-sac, just off Castle Avenue and the Backwood Road, this truly delightful semi-detached home takes full advantage of an open aspect at the rear, overlooking the surrounding landscape, yet convenient to all the major amenities of the Village including Moira Primary School and Moira Demesne.

The property has a bright and airy interior, which has been beautifully presented by the present owner and will immediately appeal to those who view.

All in all, a charming semi detached home in a wonderfully convenient and attractive setting. Viewing a must!

## Features:-

- Attractive semi-detached home with detached garage
- A very appealing location at the end of a cul-de-sac and has an open aspect to fields the rear
- Three good bedrooms
- Very inviting hallway with stairs to the first floor accommodation, cloak area under stairs and a feature architectural wall niche
- Open plan living room and dining room with a painted wooded fireplace with period style inset, bay window and a feature wooden floor
- Kitchen with generous range of fitted kitchen cabinetry and has a built in oven, hob and extractor fan above
- Bathroom on the first floor with a bath, WC and wash hand basin as well as a separate shower cubicle
- Neat gardens to the front and rear laid out in lawns
- Spacious rear garden with open aspect to the fields to the rear
- PVC double glazed windows
- Oil fired central heating
- Tarmac driveway



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.