



28 Carledubs Crescent, Uphall

Offers Over £148,000





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Nestled in a popular residential area, this spacious 3-bedroom mid-terraced villa offers a comfortable and welcoming living space. Boasting '1's in all aspects of the Home Report, this property exudes quality and care, perfect for those seeking a well-maintained home.

Upon entering, you are greeted by a spacious lounge/dining room creating a versatile space for relaxation and entertainment, a neatly fitted kitchen, ideal for whipping up delicious meals. Upstairs, three generously proportioned bedrooms await, providing ample space for rest and rejuvenation. Accompanying the bedrooms is a modern shower room featuring a large shower cubicle, ensuring a refreshing start to your day.

Warmth and comfort are assured throughout the property, thanks to the gas central heating powered by a combi boiler. Additionally, the UPVC double glazed doors and windows enhance energy efficiency while minimising outdoor noise, creating a peaceful sanctuary indoors.

Noteworthy is the roof replacement carried out in 2023, adding a layer of security and stability to the property. Parking will never be an issue, with ample adjacent off-street parking available for residents and guests alike, ensuring convenience and peace of mind.



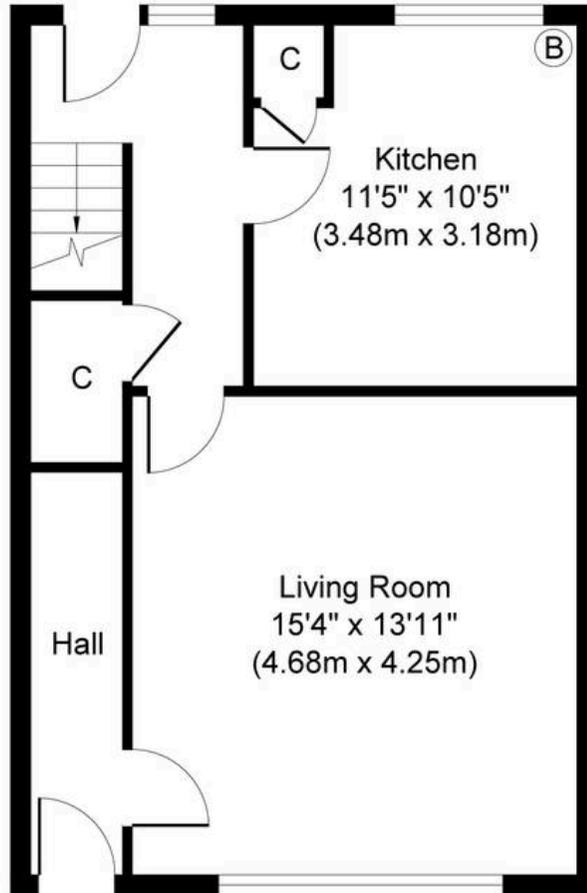


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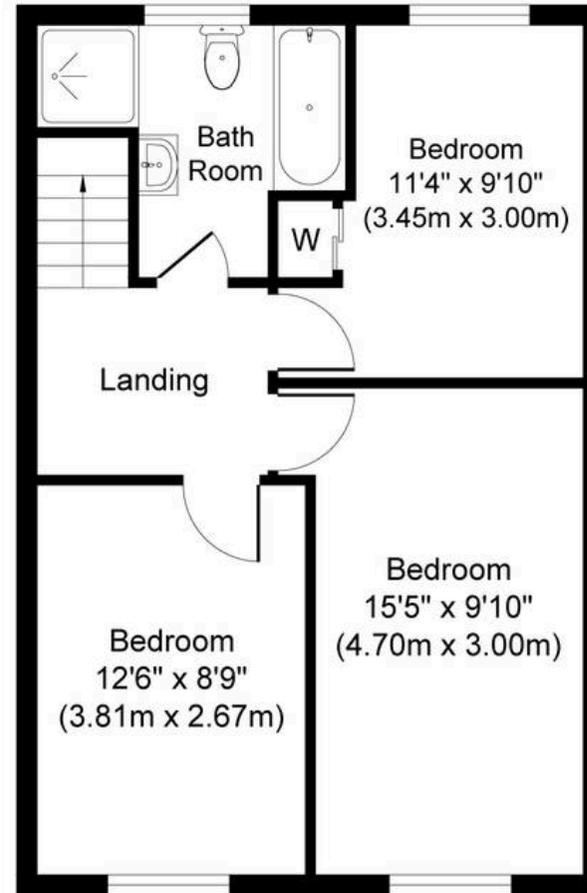


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**Ground Floor**  
**Approximate Floor Area**  
**480 sq. ft**  
**(44.62 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**480 sq. ft**  
**(44.62 sq. m)**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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