



Greycing Street, St Andrews Ridge, SN25 4EG

guide price **£300,000 - £325,000**

**richard  
james**



freehold

- NO ONWARD CHAIN -

Nestled in the desirable area of St Andrews Ridge, this beautifully presented three-bedroom, semi-detached home offers modern living with ample space, storage and convenience. The property boasts driveway parking and a garage, providing plenty of room for vehicles and additional storage.

The ground floor opens into a welcoming entrance hallway, complete with a downstairs cloakroom. The contemporary kitchen is fitted with integrated appliances, including a fridge, freezer, and dishwasher. The spacious lounge and dining area are filled with natural light, creating an inviting atmosphere for relaxing or entertaining. A generous storage cupboard is also included. French doors lead out to a private, landscaped and non-overlooked garden—perfect for outdoor dining or relaxing in seclusion. The driveway and garage are easily accessible via a side gate from the garden.

Upstairs, you'll find two well-sized double bedrooms and a single bedroom. The principal bedroom benefits from a stylish ensuite shower room. Throughout the property, the décor is modern and tastefully done, making it move-in ready.

With no onward chain, this home offers an ideal opportunity for buyers looking for a hassle-free purchase in a fantastic location.

EPC Rating - B

Council Tax Band - D

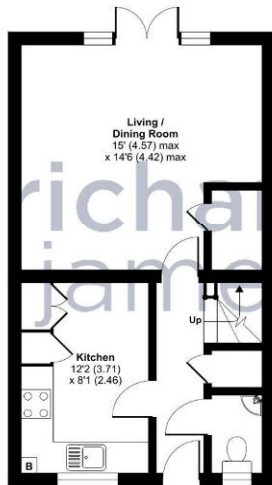
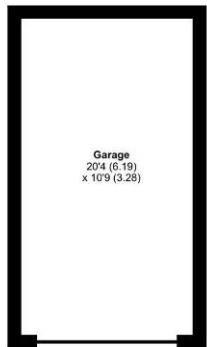




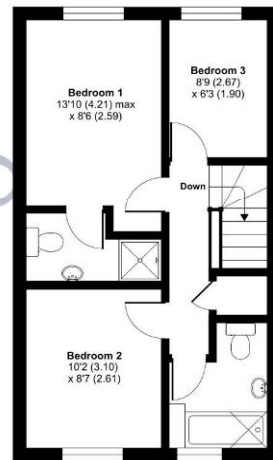




Approximate Area = 834 sq ft / 77.5 sq m  
 Garage = 220 sq ft / 20.4 sq m  
 Total = 1054 sq ft / 97.9 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	