



## 38 Cambridge Drive, Padiham, Burnley, Lancashire. BB12 7DA

- Offered for sale with no onward chain
- Mid mews property
- Offering well presented accommodation throughout
- A short drive from both Burnley and Padiham town centres
- Sure to catch the eye of anyone looking for their first home
- One generous, open plan reception room
- Modern fitted kitchen
- Three first floor bedrooms
- Modern three piece bathroom suite
- Ample off road parking to the front
- Well maintained rear garden with decking immediately adjoining the rear of the property
- Warmed by gas central heating
- Upvc double glazed throughout
- EPC - C
- Early viewing is considered a must!



## PROPERTY DESCRIPTION

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!! Offered for sale with no onward chain !! This three bedroom mid mews property offers well presented accommodation throughout and is sure to catch the eye of anyone looking for their first home. With off road parking to the front, and a well maintained lawn garden to the rear, the property comprises of: one generous, open plan reception room, a modern fitted kitchen, three first floor bedrooms and a modern three piece bathroom suite. Warmed by gas central heating and having Upvc double glazed windows throughout. EPC - C. Early viewing is considered a must!



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hallway

#### Sitting Room

6.22m x 4.37m (20' 5" x 14' 4")

#### Modern Fitted Kitchen

3.89m x 2.51m (12' 9" x 8' 3")

### First Floor

#### Bedroom One

3.66m x 2.95m (12' 0" x 9' 8")

#### Bedroom Two

2.95m x 2.24m (9' 8" x 7' 4")

#### Bedroom Three

2.57m x 1.75m (8' 5" x 5' 9")

#### Bathroom

### Outside

#### Garden

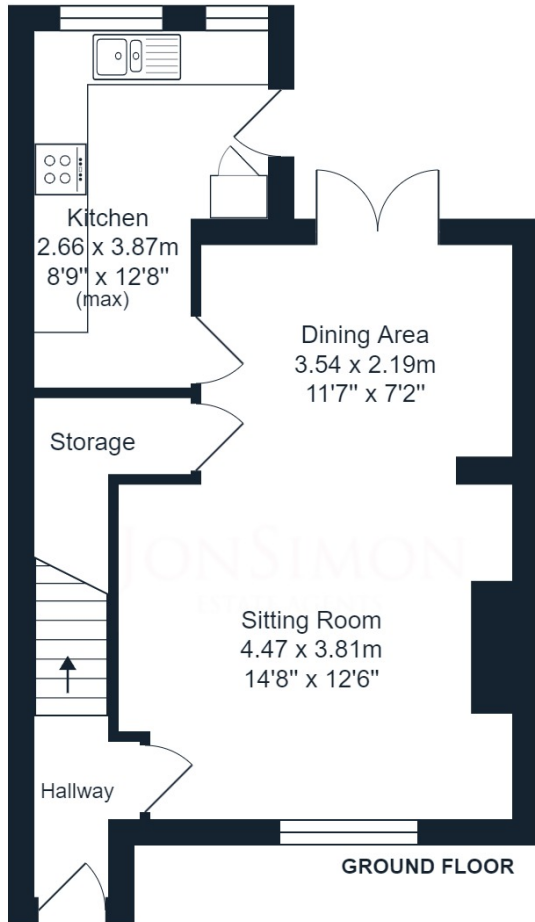
#### Additional Information

According to gov.uk the property is on a freehold title, and the council tax band is A. The area is considered low risk for surface water flooding.

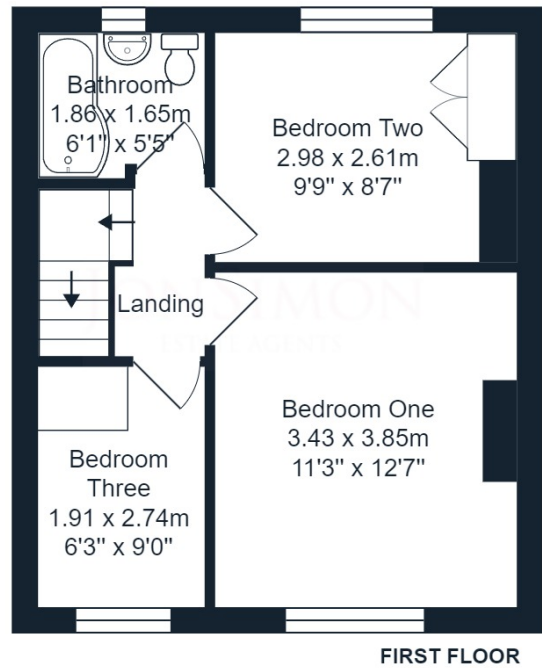
Broadband and mobile coverage is provided by a number of companies, and ultrafast is available.



FLOORPLAN & EPC



**JONSIMON**  
ESTATE AGENTS



**Cambridge Drive, Padiham, Burnley**

Total Area: 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</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	

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