

GROUND FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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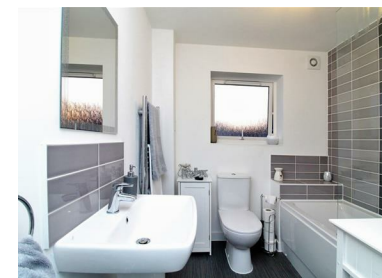
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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MORRIS DRIVE
BELVEDERE DA17 6FJ

Guide Price £375,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



Situated in a popular development within stones throw distance away from the popular trinity secondary school is this three bedroom semi detached family home. The property itself is at the back of this development offering a peaceful setting for those looking to move into the area.

A modern cream kitchen offers a perfect setting for those keen chefs in the family to show of their culinary skills.

The lounge/diner is a great open space for the family to gather of an evening, or even a relaxed night in on the sofa.

A ground floor w/c is just off the hallway.

The first floor offers three bedrooms and there is also a family bathroom off the landing. All three bedrooms have fitted wardrobes.

There is allocated parking and plenty of parking for guests who wish to visit your new property.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

37 MORRIS DRIVE
BELVEDERE DA17 6FJ

- 3 Bedroom Semi Detached
- No Chain Ahead
- Stunning Condition
- Allocated Parking
- EPC
- 908 SQ FT
- Downstairs WC

