



Asking Price £170,000

A beautifully presented, three bedroom, family home situated in this popular residential location. Beautifully presented by the current owners the accommodation comprises; entrance hall, lounge, separate dining room, fitted kitchen, three bedrooms and a family bathroom. There are gardens front and rear and off street parking is provided by a parking space and single garage. A viewing is highly recommended.

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Dunley Walk, Egguckland, PL6 5QG

Entrance

Entrance door into the entrance hall. Double radiator. Dado rail. Stairs rise to the first floor. Door into the lounge.

Lounge 4.75m (15'7") Max x 4.02m (13'2") Max

Dado rail. Feature fire surround. Door through to the dining room. Double glazed windows to the front. Under stairs storage cupboard.

Dining room 3.19m (10'6") x 2.06m (6'9")

Double glazed windows to the rear. Double glazed door to the rear garden. Radiator with cover. Cupboard housing the gas boiler. Dado rail. Door through to the kitchen.

Kitchen 3.02m (9'11") x 2.38m (7'10")

Measurements include units. Fitted kitchen with base and eye level storage cupboards. Roll edge work surfaces. One and a half bowl sink and single drainer with mixer taps. Tiled splashbacks. Built in oven and hob with extractor hood. Plumbing for automatic washing machine. Double glazed windows to the rear providing views over the surrounding area.

First floor landing

Access to the loft space. Built in storage cupboard. Doors into bedrooms and bathroom.

Bedroom one 3.02m (9'11") x 3.11m (10'2")

Double glazed windows to the front. Built in mirror fronted wardrobes. Single radiator. Recess for the entrance door.

Bedroom two 2.61m (8'7") x 2.57m (8'5")

Dado rail. Double glazed window to the rear. Built in wardrobe. Recess for the door.

Bedroom three 2.38m (7'10") x 2.23m (7'4")

Double glazed windows to the front. Single radiator.

Bathroom 2.92m (9'7") x 1.68m (5'6")

Suite in white comprising; bath with central mixer taps and separate shower unit over. Wash hand basin. Low flush WC. Obscure double glazed window. Tiled splashbacks. Radiator with cover.

Outside

Front of the property

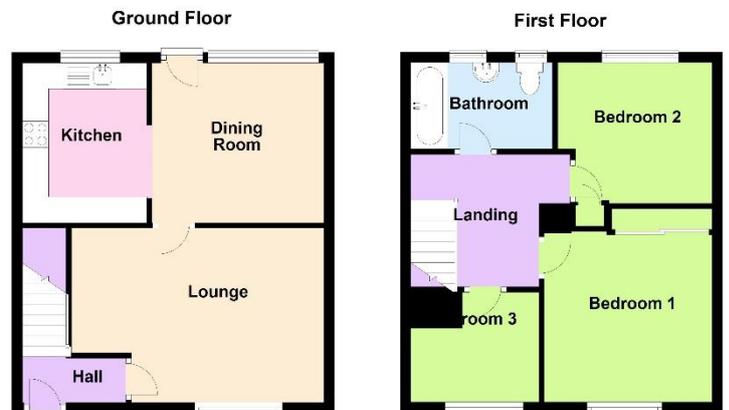
To the front of the property is a terrace garden. Steps lead down to the front door.

Rear of the property

Low maintenance garden laid with artificial lawn. Central steps lead down to the parking and garage.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



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. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G

Current: A (83) Potential: B (83)

Environmental Impact (CO ₂) Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G

Current: A (83) Potential: B (83)

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. All fees quotes are subject to a minimum fee of £1200.