



**Asking Price £170,000**

Stunning two bedroom modern home situated in the central location of the PL2 new homes development with no onward chain. The property would make an ideal first home and benefits from contemporary open plan living space which comprises, bright and airy lounge/dining room with modern fitted kitchen and access leading to wonderful balcony to the first floor and two double bedrooms and modern shower room to the ground floor. The property also benefits from a rear garden, car port, solar panels, double glazing and gas central heating and 6 years remaining on the NHBC certificate for peace of mind. An internal viewing is essential to appreciate the layout, modern design and quality of this great home.

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**1%**  
\*INC VAT

**0<sup>WK</sup>**  
CONTRACT

FULL SERVICE  
ESTATE AGENTS

**NO SALE  
NO FEE**

## Vixen Way, North Prospect, PL2 2QW

### Accommodation Comprises

#### Entrance Hall

Front door leading to entrance hall. Radiator. Storage cupboard. Doors to. Stairs rising to first floor with feature glazed bannister sections.

#### Bedroom One 13'0" (3.96m) Max x 11'6" (3.51m) Max

Radiator. Built in storage cupboard. Window to front aspect.

#### Bedroom Two 11'6" (3.51m) x 8'11" (2.72m)

Radiator. Window to rear aspect overlooking the garden.

#### Shower Room

Stunning shower with large enclosed shower cubicle with with mains shower and oversize shower head. Chrome wall mounted towel radiator. Hand wash basin with fitted vanity unit under, mixer tap and mirror above. Low Flush w.c. Extractor fan.

### First Floor

#### Kitchen 11'6" (3.51m) x 9'11" (3.02m)

Modern fitted kitchen with range of wall and base units with complimentary worksurfaces,

tilled splashbacks and plinth lighting. Integral stainless steel sink drainer unit with mixer tap. Integral four ring gas hob with electric oven under and brushed steel splash back. Space and plumbing for fridge/freezer, washing machine. Window to side aspect. Radiator

#### Lounge/Dining Room 18'10" (5.74m) Max x 11'6" (3.51m)

Generous open plan living space great for entertaining. Window to front and side aspect. Glazed door leading to balcony. Radiator. Access to loftspace.

#### Balcony 17'11" (5.46m) Max x 11'7" (3.53m) Max

Fantastic decked balcony with far reaching views. Secure railing with glazed panelling surround. Great space to sit and relax in the summer.

#### Rear Garden

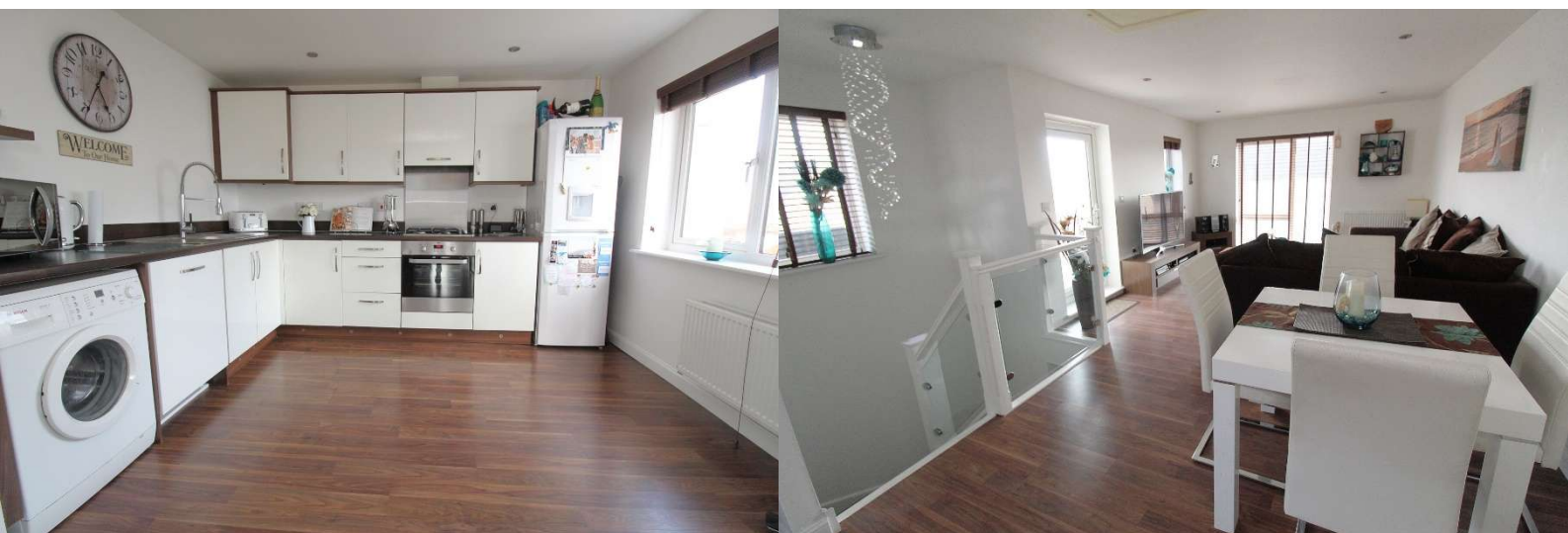
Enclosed rear garden mainly laid to lawn with space for storage shed. Accessed via the front gate.

#### Parking

Paved carport parking area. Visitors parking is also located next to the property

#### Service Charge

Please note as this property is new build there is a service charge of £109 per year.



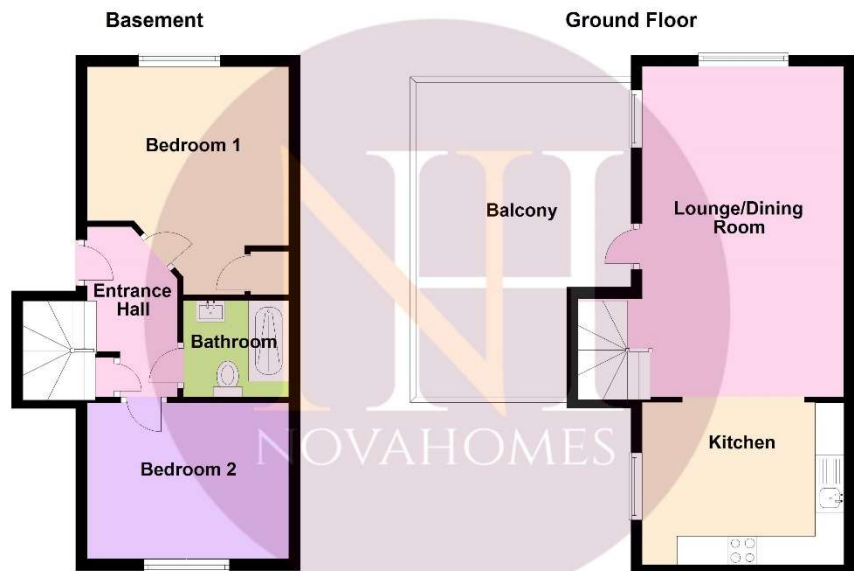








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	85	87
EU Directive 2002/91/EC		



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.

**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.