



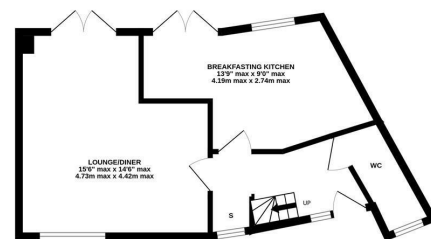
This well presented, semi-detached home is ideally positioned on Havannah Drive, within the popular Five Mile Park development. Originally constructed in 2013 by Bellway Homes and placed close to well-regarded primary and secondary schools, Havannah Drive is also conveniently situated close to public transport links, access to the A1 western bypass as well as the amenities and shopping of Front Street and the nearby Lockey Park.

The accommodation briefly comprises: entrance hall with stairs to first floor and under-stairs storage cupboard; downstairs WC; lounge diner with dual aspect and French doors leading out to the rear garden; breakfasting kitchen with fitted units, work surfaces, some integrated appliances, breakfasting bar, spot lighting and French doors leading out to the rear garden. The first floor landing with storage cupboard gives access to three bedrooms; bedroom one with wardrobe storage cupboard and access to an en-suite shower room; bedroom two with wardrobe storage cupboard; bedroom three with dual windows; bathroom complete with three piece suite. Externally, a lawned garden to the front and to the rear, an enclosed patio garden laid to a mixture of paving and shale with planting and fenced boundaries, with gated access to two allocated off-street parking bays. Well presented with gas 'combi' central heating and double glazing throughout, early viewings are advised.

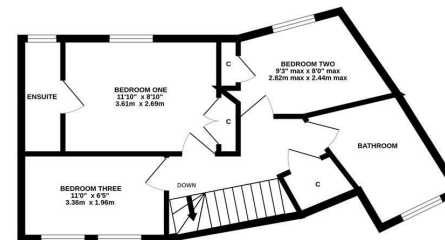
Modern Semi-Detached | Well Presented | Three Bedrooms | 851 Sq ft (79.0m²) | Lounge Diner | Breakfasting Kitchen | Downstairs WC | Bathroom & En-Suite | Lawned Front Garden | Enclosed Rear Garden | Two Allocated Off-Street Parking Bays | GCH & DG | Leasehold with 113 Years Remaining | Ground Rent £250 Per Annum | Service Charge £214 Per Annum | Council Tax Band C | EPC: C



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Offers Over £200,000

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