



Goodwood Avenue Hutton

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£525,000

This four-bedroom semi-detached home in Hutton is situated on a peaceful residential road and offers versatile living space ideal for families. The layout includes two bedrooms and a shower room on the ground floor, making it suitable for those needing single-level accommodation, while the first floor features two additional bedrooms, one of which has the potential to be converted into an en-suite shower room, subject to planning approval. The ground floor also comprises a living room with double doors that open into a dining room connecting to a well-equipped fitted kitchen. Externally, the property includes a pressed concrete driveway, providing convenient off-street parking, and leads to a garage located at the rear. The generously sized rear garden measures 74 feet (22.71m) and backs onto open farmland which in turn adjoins Hutton Country Park. The property is in need of modernisation and refurbishment and is offered for sale with no onward chain. EPC C.



Porch 6' 4" x 4' 0" (1.93m x 1.22m)

Lounge 15' 0" x 11' 1" (4.72m x 3.38m)

Dining Room 15' 0" x 11' 1" (4.57m x 3.38m)

Conservatory 7' 4" x 7' 0" (2.23m x 2.13m)

Hallway

Kitchen 8' 1" x 7' 10" (2.46m x 2.39m)

Utility Room 13' 5" x 7' 0" (4.09m x 2.13m)

Shower Room 8' 7" x 5' 8" (2.61m x 1.73m)

Bedroom One 11' 10" x 10' 2" (3.60m x 3.10m)

Bedroom Two 10' 2" x 9' 3" (3.10m x 2.82m)


First Floor Landing

Bedroom Three 18' 11" x 11' 3" max (5.76m x 3.43m)

Bedroom Four 15' 10" x 11' 0" max (4.82m x 3.35m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
England & Wales		
EU Directive 2002/91/EC		
		
WWW.EPC4U.COM		

Council Tax Band D.

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