



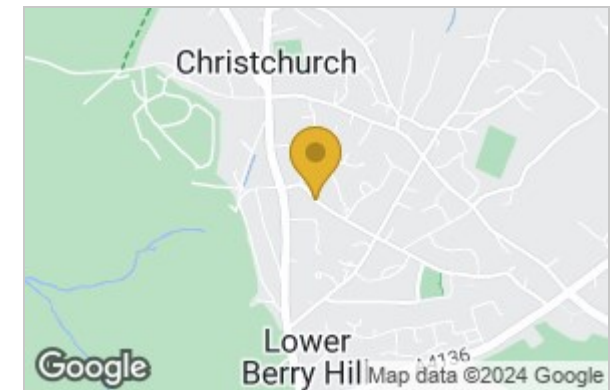
Kells Road
Berry Hill, GL16 8RB
£499,950

*****NEW BUILD AVAILABLE- ESTIMATED COMPLETION DECEMBER 2024***** Fantastic opportunity to purchase this stunning new property built to a high specification with gorgeous open plan living area including state of the art, modern kitchen, dining area and lounge complete with woodburner for those cosy winter nights. The hallway is fitted with a glass panel staircase leading to the first floor and the new build property comprises of three bedrooms, master bedroom with en-suite and a beautifully presented family bathroom. Benefits of the detached dormer bungalow include flooring throughout, laid to lawn garden included and marble effect patio, perfect for seating on a summers day.

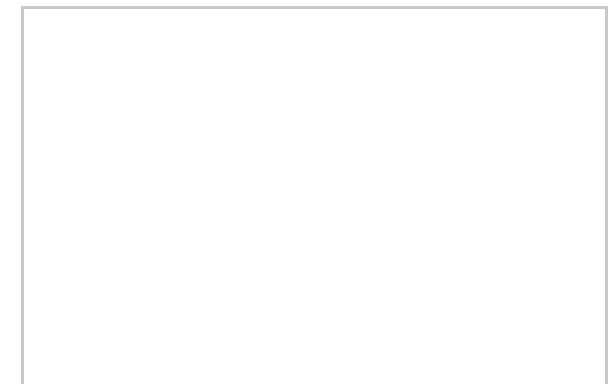
The property is located in a sought after location in Berry Hill close to many amenities to include public houses, schools, a pharmacy, two convenience stores and a takeaway.



Area Map



Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

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These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer.

This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the

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