



81 Holdenby Drive  
Priors Hall Park, NN17 5EG



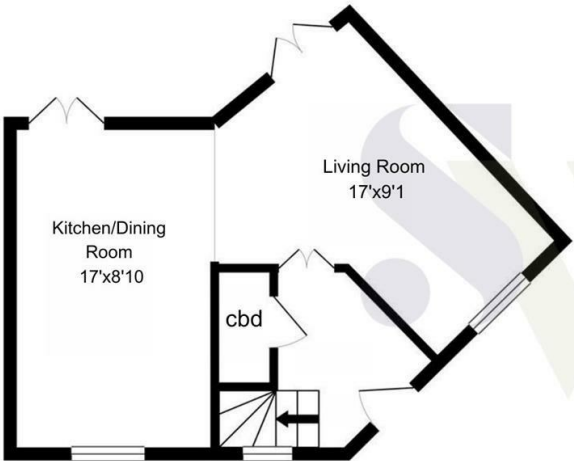
**Simpson West**

Being situated within the much sought after Priors Hall Park, is this rarely available semi-detached property which is presented in excellent condition throughout and offers features and accommodation to include an imposing reception hall with large feature window, cloakroom/WC, and a superb open plan living/dining/kitchen room with the kitchen being fully fitted to include a range of integrated appliances. The first floor provides THREE well proportioned bedrooms with the master boasting fitted wardrobes and en-suite facilities. There is also a family bathroom. Outside, there is an open plan synthetic lawned frontage with a driveway to the left-hand side which provides OFF ROAD PARKING for two vehicles. The rear garden has been designed with easy maintenance with synthetic lawn and gravelled areas which are all fully enclosed. Viewing is essential! Priors Hall Urban and Civic Charges Apply - £282 Per Annum. Energy Rating B. Council Tax Band C.

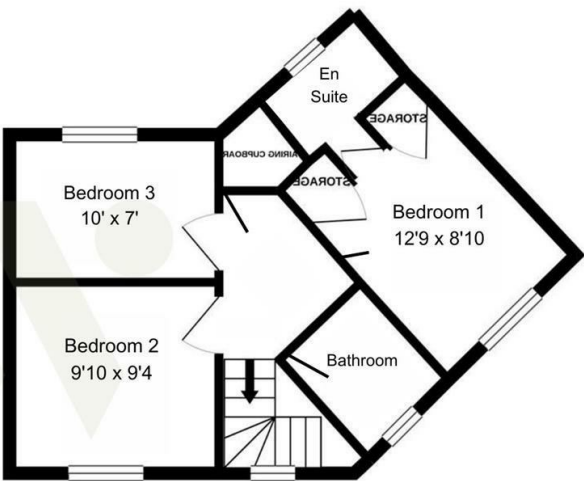
£259,500



GROUND FLOOR



1ST FLOOR



Floor plan not to scale - for guidance purposes only.  
Floor plan created by Simpson West for their use.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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