



113 The Avenue  
Priors Hall Park, NN17 5EP



**Simpson West**



Situated within the prestigious Priors Hall Park is this Barratts built THREE bedroom family home that is positioned just a short walk from the recently opened shopping plaza and the local school. Features include an entrance hall, cloakroom w/c, living room, large modern kitchen dining room with doors leading to the garden. To the first floor there are two double bedrooms, the larger of which boasts an en-suite shower room, a good sized single bedroom and the main bathroom. To the rear is a private garden with patio area that is fully enclosed. There is allocated off road parking for three vehicles, one of those spaces is under a coach house. Early viewings are highly advised. Energy rating to be confirmed. Energy Rating B. Council Tax Band C. \* Urban and civic charges apply - £286 per annum \*

£230,000



3



2

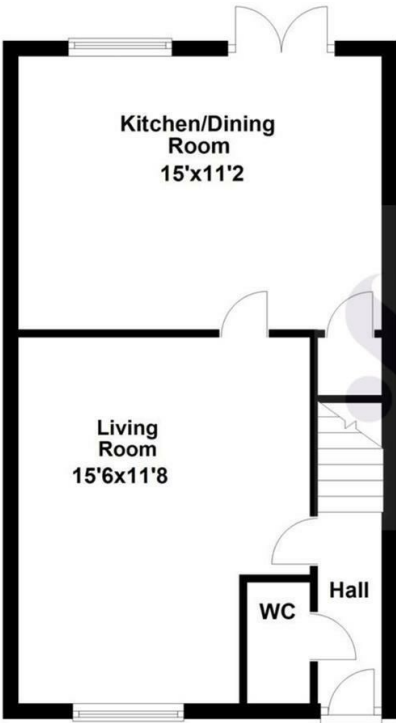


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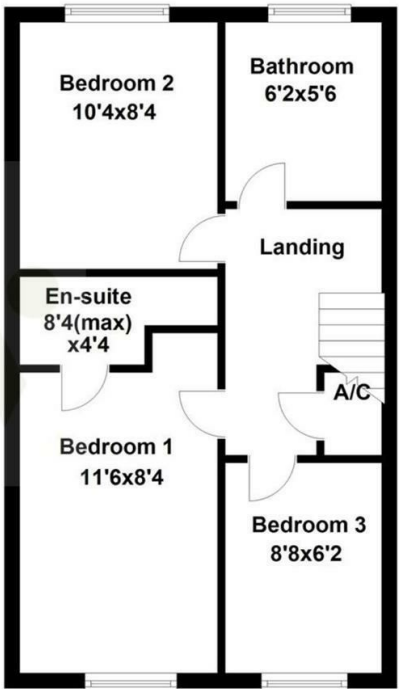


Simpson West

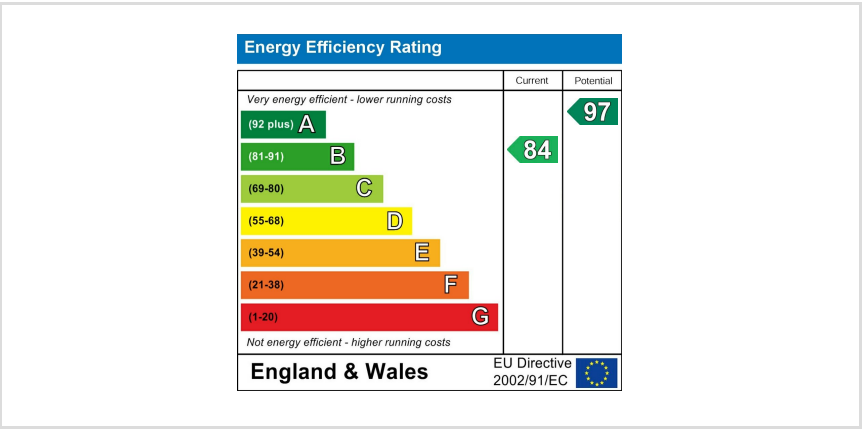
Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.



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