



16 Royal Drive, Fulwood, Preston, PR2 3AF

Price: £135,000

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		

- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Two double bedrooms
- Attractive bathroom
- Situated in a cul de sac
- Children's park opposite

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FULL DESCRIPTION

This superbly located and modern style two bedroom mid quasi house is located in a cul de sac overlooking a children's park area which is ideal for the young family. The home offers a large living room, downstairs wc, fitted kitchen/dining room, two double bedrooms and a family bathroom. The home is warmed by gas central heating and double glazing and offers a driveway to the front with an approximately 40' rear lawn garden. No Chain Involved!

LOUNGE

Double glazed door and window. Central heating radiator.

GROUND FLOOR WC

WC. Hand basin. Double glazed window.

KITCHEN/DINING ROOM

Fitted wall and base units. Integrated oven, hob and extractor hood. Plumbed for washing machine. One and a half bowl stainless sink unit and mixer tap. Double glazed patio doors. Built in under stairs storage cupboard.

LANDING

Central heating radiator.

BEDROOM 1

Double glazed window. Central heating radiator.

BEDROOM 2

Double glazed window. Central heating radiator.

BATHROOM

Bath. WC. Pedestal hand basin. Double glazed window. Central heating radiator. Over head shower. Part tiled.

GARDENS

Driveway to front.

Lawn and patio to rear.

Broadband

We are advised that the property can obtain broadband.

Mobile Data

We are advised that you are likely to have mobile phone coverage.

We would suggest that you also make your own enquiries as to mobile data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

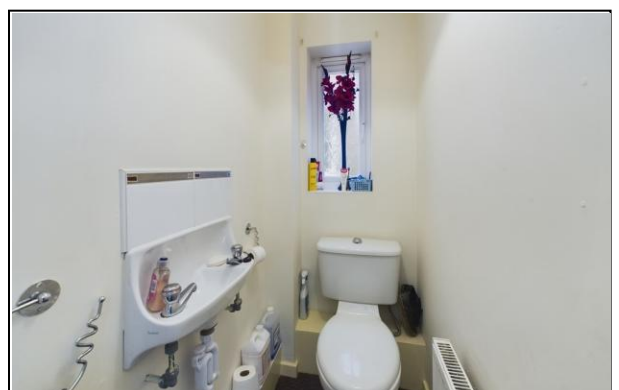
TENURE

The property is **Leasehold**

COUNCIL TAX

Band "B"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.



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Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

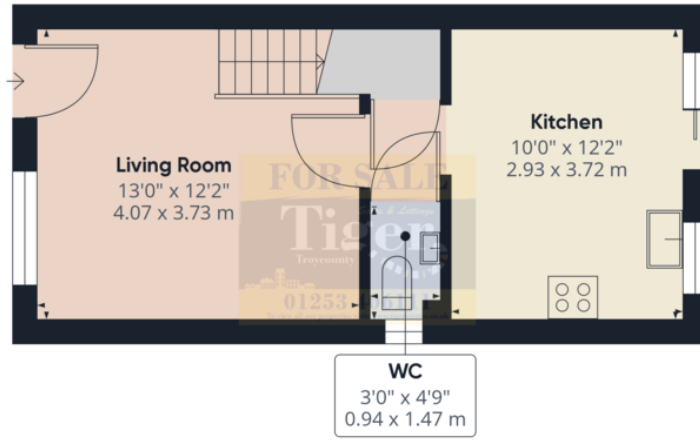
PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

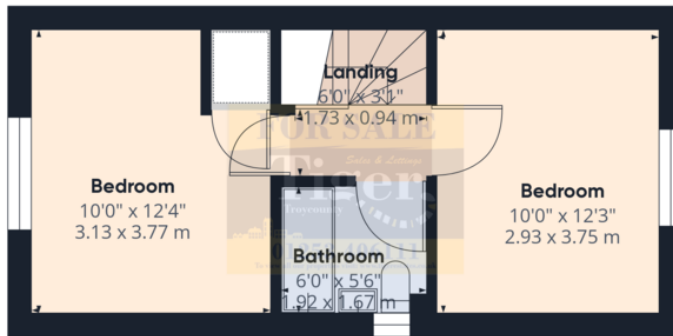
16/08/2024



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
619.57 ft²
57.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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