



17 DANE COURT, NORTHAM, EX39 1UA

GUIDE £190,000

A 2 bedroom terrace house situated on a popular Burrough Farm development with everyday & leisure amenities nearby. This house has the benefit of uPVC double glazing & gas central heating whilst benefitting from an enclosed south facing garden and allocated off road parking.

No17 is for sale with no onward chain, with the property offering neutrally decorated accommodation throughout with the benefit of gas-fired central heating and uPVC double glazing.

The property is located on the popular Burrough Farm development, where a good range of amenities are within easy walking distance. An indoor swimming pool and gym are just moments away, with public houses, a newsagent/post office and a well-regarded restaurant also close by.

On the ground floor, the accommodation includes a comfortable lounge with a feature fireplace, a kitchen with utility area and downstairs cloakroom WC.

Upstairs, the first-floor landing leads to two good sized bedrooms and the family bathroom, which is fitted with white sanitary ware, including a bath with a shower mixer tap.

Outside, the property is complemented by a south-facing, enclosed rear garden. There is also the added convenience of allocated parking bay to the side of the property.

Agents Note: There is an annual service charge of £120 (2 payments of £60, six monthly) for the upkeep of communal green spaces, hedgerows and the maintenance of play areas.

Services: All mains services are connected

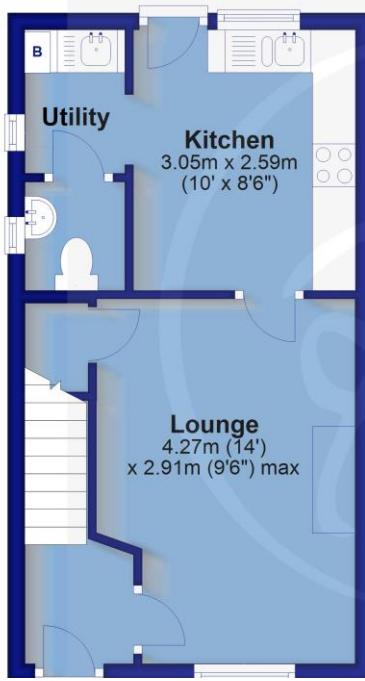
Energy Performance Certificate: C (73)

Council Tax: BAND B (£1,944.68 per annum)



Ground Floor

Approx. 28.6 sq. metres (308.2 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.4 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

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The Property Ombudsman