



**FORD & PARTNERS**

ESTATE AGENTS



Faulkner Way Downley HP13 5UA



Faulkner Way Downley HP13 5UA

**£480,000**

A three bedroom end of terrace home with potential for extension or redevelopment (STPP) being sold with the added benefit of no onward chain and vacant possession.

## Description

The accommodation comprises of a large sitting room, a separate dining area and kitchen. On the first floor, there are three bedrooms and the family bathroom.

The front, rear and side gardens are a great selling feature of this home. Boasting a corner plot, there is ample extension potential or potential for a new dwelling subject to obtaining the necessary planning consents.

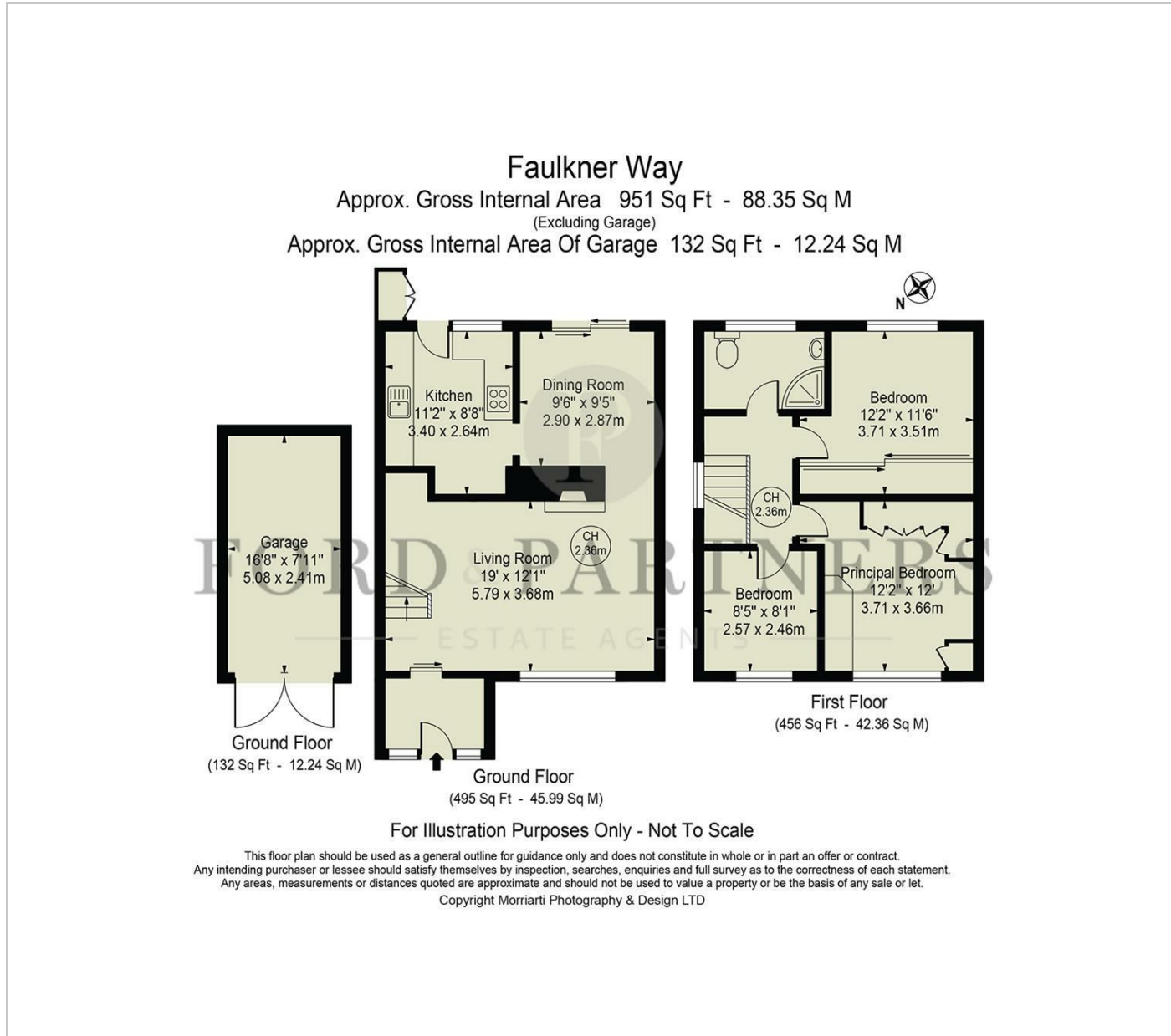
Further features include a detached garage, UPVC Double Glazing, Gas Central Heating and driveway parking.

## Situation

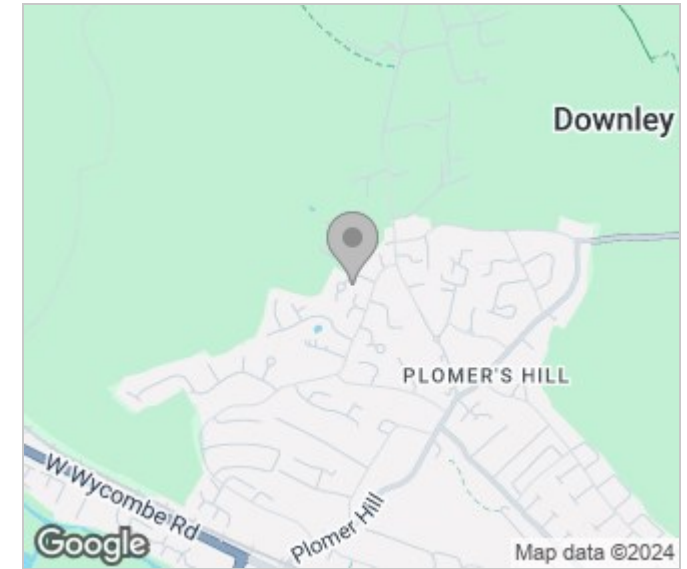
Faulkner Way is a popular location amongst families being a stone's throw from The Downley School. Also within easy reach, you have Downley Common, Downley Cricket Club and a number of popular public houses.



# Floor Plans



# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC