

# DRAKES

ESTATE AGENTS



Douglas Road, Hollywood, B47 5JY

£450,000

- An Unusual Detached Property
- Three Double Bedrooms
- Lounge
- Refitted Dining Kitchen
- Guest WC
- Modern Bathroom
- Landscaped Front, Side & Rear Gardens
- Garage & Off Road Parking
- Corner Plot



SCAN TO VIEW  
VIRTUAL TOUR

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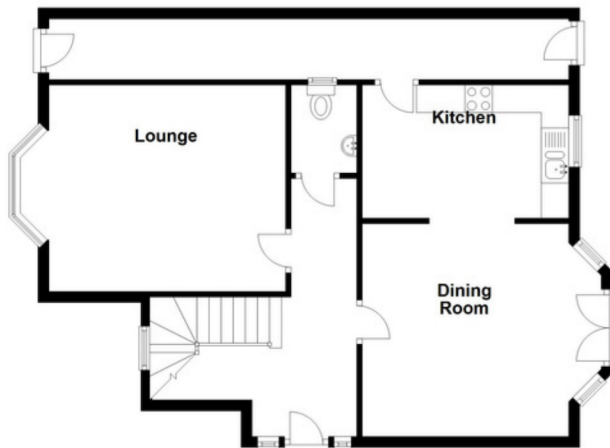
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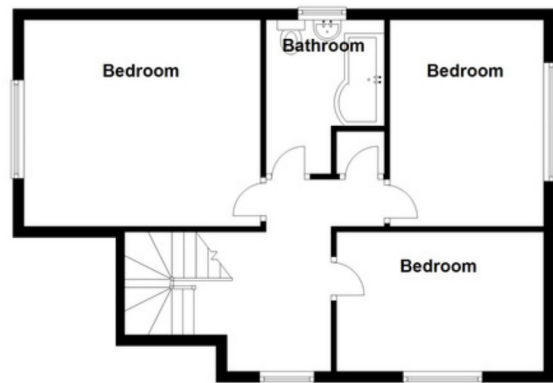
- Lounge to front - 4.72m x 3.63m (15'6" x 11'11")
- Dining Kitchen to rear - 7.11m x 3.63m (23'4" x 11'11")
- Bedroom One to front - 4.24m x 3.66m (13'11" x 12'0")
- Bedroom Two to rear - 3.63m x 2.62m (11'11" x 8'7")
- Bedroom Three to rear - 3.66m x 2.69m (12'0" x 8'10")
- Bathroom to side - 2.51m x 2.21m (8'3" x 7'3")

An unusual detached property occupying a corner position with accommodation comprising in brief of reception hall, guest WC, lounge, re-fitted dining kitchen with log burner, three double bedrooms, a modern bathroom, landscaped gardens to the front, side and rear, generous off-road parking and a garage.

**Ground Floor**



**First Floor**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	73
(21-38) <b>F</b>	54
(1-15) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: E

EPC Rating: E

Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

**Total area: approx. 121.5 sq. metres (1307.3 sq. feet)**

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