



**Octavia Drive, Hartlepool TS26 0FY**

**welcome to**

## **Octavia Drive, Hartlepool**

Discover a bright open-plan kitchen, with dining and family areas, plus French doors onto the garden. You will also benefit from a separate utility room. There's also bay-fronted lounge providing a great space to relax. Upstairs, you will find four double bedrooms.

### **Kitchen/Family/Dining**

24' x 14' 7" ( 7.32m x 4.45m )

### **Utility**

5' 1" x 7' ( 1.55m x 2.13m )

### **Lounge**

11' 1" x 18' 5" ( 3.38m x 5.61m )

### **Ground Floor Wc**

3' 7" x 5' 4" ( 1.09m x 1.63m )

### **First Floor**

### **Bedroom 1**

12' 8" x 13' 6" ( 3.86m x 4.11m )

### **Ensuite**

4' 8" x 7' 6" ( 1.42m x 2.29m )

### **Bedroom 2**

10' 11" x 13' 6" ( 3.33m x 4.11m )

### **Bedroom 3**

11' 3" x 9' 11" ( 3.43m x 3.02m )

### **Bedroom 4**

8' 11" x 11' 11" ( 2.72m x 3.63m )

### **Bathroom**

6' 6" x 6' 7" ( 1.98m x 2.01m )





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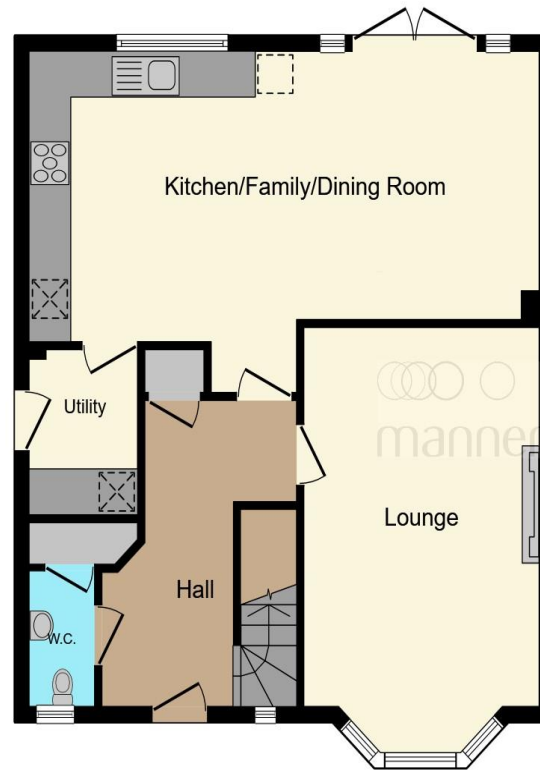
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## Octavia Drive, Hartlepool

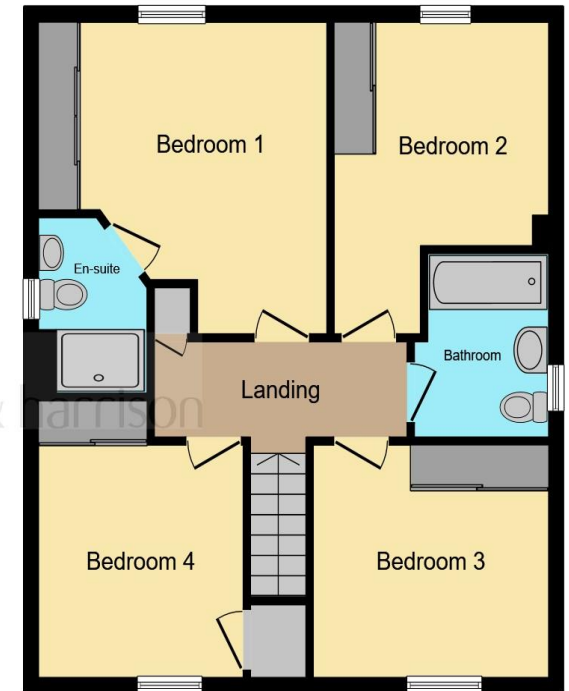
- £5,000 DEAL OFF THE PURCHASE PRICE
- £10,000 DEPOSIT PAID & PX OR 5% DEPOSIT PAID
- SOUTH-WEST FACING REAR GARDEN
- PARKING FOR 3 CARS
- 4 DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: Exempt

**£319,995**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HAR119089 - 0008

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