



New Cross Drive,

welcome to

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Welcome to New Cross Drive, a spacious three-bedroom semi-detached home in Woodhouse. Features include a lounge, kitchen/diner, utility room, rear garden, off-street parking, and nearby amenities. Cash offers only!NON-STANDARD CONSTRUCTION (concrete sectional build)



Agent's Note

The property is of non-standard construction (concrete sectional build) , please speak with your conveyancer.

Hall

Having stairs to the first floor accommodation and access to both the lounge and utility room.

Lounge

9' 7" x 12' 8" (2.92m x 3.86m)

Having a front facing double glazed window, a fireplace and access to the kitchen and hallway.

Kitchen / Dining Room

20' 8" x 8' 7" (6.30m x 2.62m)

Having two rear facing double glazed windows, a range of wall and base units and i inset sink. Gas hob and electric oven, space and plumbing for washing machine.

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

Having a front facing double glazed window and a radiator.

Bedroom Two

10' 4" x 12' 2" (3.15m x 3.71m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

6' 9" x 10' 3" (2.06m x 3.12m)

Having a front facing double glazed window and a radiator.

Bathroom

5' 6" x 8' (1.68m x 2.44m)

Having a bath with a shower above, a sink basin, a WC and a rear facing double glazed window.

Garden

Having a footpath from the side of the house leading to the garden which is enclosed with hedges, and having a both a paved and grass area.

Driveway

There is a driveway to the front of the property.



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welcome to New Cross Drive,

- Three bedrooms
- Semi-detached property
- Access to local amenities
- Perfect for first time buyers or investors
- Transport links nearby

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114043 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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