



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Carmen Crescent

Holton-Le-Clay  
DN36 5DD

Offers in the Region Of  
£227,950

NO CHAIN - Located close to the centre of the commuter village of Holton Le Clay and only a short walk from excellent schools, bus routes and good amenities, Crofts are delighted to present to the market this three bedroom detached home. A property that although does require a scheme of updating is also liveable straight away and comes to the market with viewing highly advised. Internal viewing will reveal the spacious entrance hall, lounge, dining room, breakfast kitchen, three bedrooms, a bathroom and also a WC. With a garage and driveway and also front and rear gardens. The property also benefits from uPVC double glazing and gas central heating.

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### Entrance Hall

Entering the property reveals a spacious hallway with coving to the ceiling, a radiator and a carpeted floor.

### Lounge

16' 10" x 10' 11" (5.13m x 3.32m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

### Dining Room

10' 1" x 7' 8" (3.08m x 2.33m)

The dining room has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Kitchen/Breakfast Room

14' 2" x 10' 11" (4.33m x 3.32m)

With dual aspect windows to the rear and side elevation, a door to the rear, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an electric oven, hob with extractor over and an integrated microwave. There is also a built in breakfast table.

### Bathroom

7' 11" x 5' 5" (2.41m x 1.64m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a radiator and vinyl flooring. There is also a WC, vanity basin and a bath with a mains shower over.

### Bedroom Three

7' 11" x 10' 2" (2.41m x 3.09m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

### First Floor Landing

With coving to the ceiling, a carpeted floor and a built in cupboard.

### Bedroom One

13' 11" x 10' 9" (4.25m x 3.28m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

### Bedroom Two

13' 0" x 10' 9" (3.97m x 3.28m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

### WC

With a carpeted floor, a WC and a basin.

### Garage

18' 1" x 9' 3" (5.52m x 2.81m)

The garage has an up and over door, a window to the rear, door to the side and electrics.

### Outside

The front has a lawn with a conifer to one side and a driveway which provides off road parking and also access to the garage. The rear garden is enclosed by perimeter fencing and conifers with a lawn and a patio area ideal for alfresco dining.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

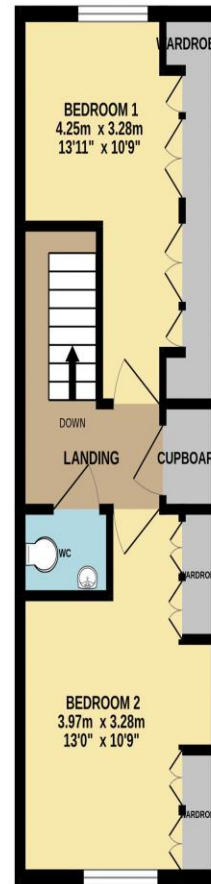




GROUND FLOOR  
79.4 sq.m. (855 sq.ft.) approx.



1ST FLOOR  
30.9 sq.m. (333 sq.ft.) approx.



TOTAL FLOOR AREA: 110.3 sq.m. (1187 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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