



-  Semi Detached House
-  Three Bedrooms
-  Fitted Kitchen/Dining Room

-  Garage & Gardens
-  General Updating Required
-  No Chain

**Price: £175,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Occupying an enviable semi rural position with views to rear over farmland, this well planned semi detached house would benefit from a programme of general updating and offers excellent potential.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation is also installed with solar panels and briefly comprises: Entrance Vestibule, Hall, Living Room, Kitchen/Dining Room and Utility to the ground floor with three Bedrooms and Bathroom to the first.

Outside, the property stands in mature gardens, the rear arranged with patio, pond, vegetable patches, greenhouse and two garden stores. A paved driveway provides off road parking and leads to the detached garage.

New Lane Pace is a continuation of Chapel Lane and Church Road where there are public transport facilities together with a number of local shops in Banks village. In addition there are two Primary schools and a Garden Centre within the immediate vicinity.



## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 5.46m x 3.66m (17'11" x 12'0")

**Kitchen/Dining Room** - 3.81m x 3.56m (12'6" x 11'8")

**Utility Room** - 1.88m x 1.55m (6'2" x 5'1")

## First Floor:

### Landing

**Bedroom 1** - 3.63m x 3.12m (11'11" x 10'3")

**Bedroom 2** - 4.11m x 2.24m (13'6" x 7'4")

**Bedroom 3** - 3.56m x 2.29m (11'8" x 7'6")

**Bathroom** - 2.18m overall x 1.85m overall (7'2" x 6'1")

**Outside:** The property stands in mature gardens, the rear arranged with patio, pond, vegetable patches, greenhouse and two garden stores. A paved driveway provides off road parking and leads to the detached garage.

**Solar Panels:** The solar panels are owned, rather than rented, are designed for the usage of the electricity in the house with any excess energy being sold back to the grid on a feed in tariff. They have consistently generated an income of between £600 and £700 per year since 2019.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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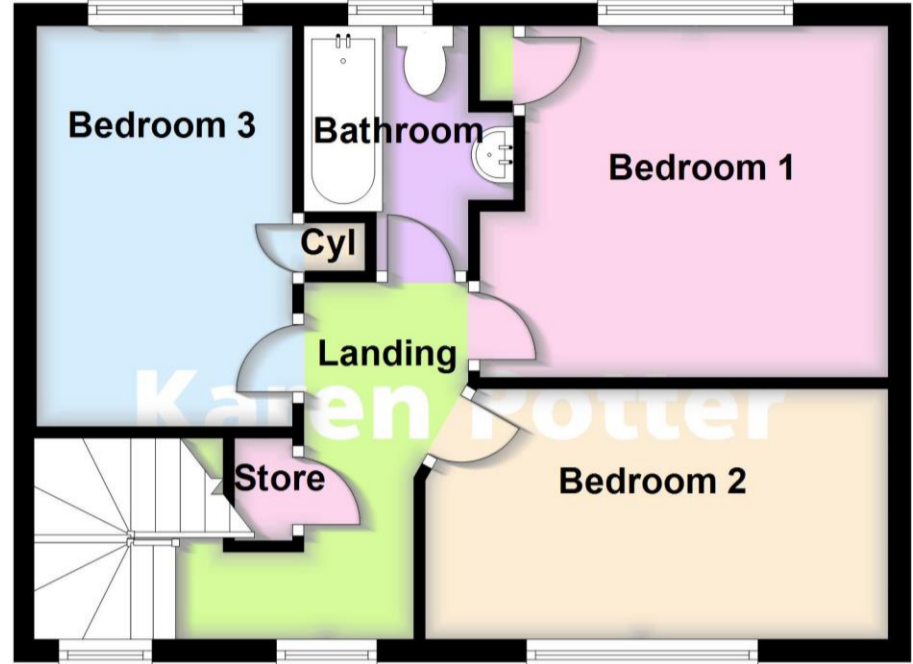
### Ground Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 88.0 sq. metres (946.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(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	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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