



Pollards Hill North

Offers over £650,000

Expansive 4-bedroom Semi detached period home which is nestled in the sought-after locale of Pollards Hill. With a south-facing garden, abundant space and modernisation required, this property presents a canvas for your vision.

Key Features:

:4 generously sized bedrooms offering ample accommodation for families or those seeking space :South-facing garden bathed in sunlight, perfect for gardening enthusiasts or al fresco dining.

:Prime location in Pollards Hill, known for its community atmosphere and convenient amenities

:Refurbishment required, offering a blank slate for customization and personalization to suit your style

:Potential abounds - unlock the possibilities to create your dream home in this desirable location

:No onward chain, facilitating a smooth and hassle-free transition for discerning buyers

With its spacious layout, desirable location, and scope for enhancement, this property presents a rare opportunity to craft a home that reflects your unique taste and lifestyle. Don't miss out on the chance to make your mark in Pollards Hill - schedule a viewing today!

Council tax band: F

EPC Rating: C

Pollards Hill North

Entrance



Reception 2 15'8" x 11'5" (4.8 x 3.5)



Entrance alt view



Reception 3 14'1" x 8'10" (4.3 x 2.7)



Reception 1 18'0" x 13'9" (5.5 x 4.2)



Kitchen 8'10" x 7'6" (2.7 x 2.3)



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Landing



Bedroom 3 12'9" x 8'10" (3.9 x 2.7)



Bedroom 1 15'5" x 12'5" (4.7 x 3.8)



Bedroom 4 8'10" x 7'10" (2.7 x 2.4)



Bedroom 2 11'9" x 11'5" (3.6 x 3.5)



Bathroom



Pollards Hill North

Garden 50'10" x 25'7" (15.5 x 7.8)



Rear of property



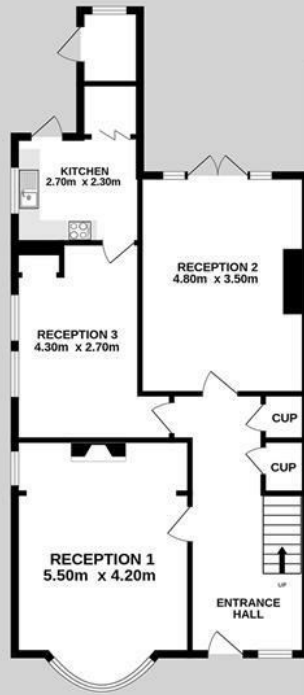
Buyers Guide





GARDEN
(approx)
15.5m x 7.8m

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

