



Rollo Road, Hextable, BR8

Guide Price £375,000









- GUIDE PRICE OF £375,000 TO £400,000
- · Spacious lounge leading to an open plan kitchen diner.
- Ground floor wet room adjacent to the second reception room.
- Family bathroom on the first Mature front garden floor.
- · Large rear garden ideal for outdoor activities and relaxation.

- · Charming three-bedroom end of terrace house in the sought-after village of
- Merstatile.second reception room at the rear, suitable as a playroom, office, or additioned
- bedrooms on the first floor.
- enhancing curb appeal. -Potentail for Drive (stp)
- Private driveway to the reas with parking for 2-3 vehicles and no forward chain.





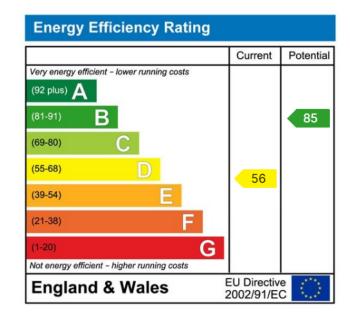




GUIDE PRICE OF £375,000 TO £400,000 - This charming threebedroom end of terrace house, located in the highly soughtafter village of Hextable, presents an excellent opportunity to create your dream home. The property features a spacious lounge that leads to an open plan kitchen diner, providing a versatile space for family meals and gatherings. At the rear, a second reception room offers flexibility as a playroom, office, or additional bedroom, complete with an adjacent ground floor wet room. The first floor comprises three well-proportioned bedrooms and a family bathroom. Outside, you'll find a mature front garden and a large rear garden, perfect for outdoor activities and relaxation. Additionally, the property includes a private driveway with parking for 3 vehicles. No forward chain, this home, while in need of some modernization, is ideally situated in a charming village and provides ample space and potential for comfortable family living.









they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs

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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst everyattempt has been made to



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