



31 Holywell Drive, Temple Herdywyke, Temple Herdywyke, CV47 2PA



- Beautifully Presented Throughout
- Living Room
- Kitchen-Diner
- Three Bedrooms
- Bathroom, En-suite & Downstairs Cloakroom
- Enclosed Rear Garden
- Off Road Parking
- Built By Mulberry Homes
- EPC Rating: C



£285,000

#### ACCOMODATION

Front elevation leading to front door with entrance hall with doors to living room and cloakroom. The cloakroom is fitted with wc and wash hand basin. The living room offers window to front aspect, wall mounted radiator and stairs rising to first floor. Through to the kitchen-diner offering space for a dining table, with the kitchen area fitted with a range of wall and base units with worktop over. Integrated appliances to include fridge-freezer, dishwasher, washing machine and eye level oven, gas hob with extractor above. Wall mounted boiler. French doors leading out to the garden.

The first floor landing offers access to loft space. Bedroom one with wall mounted radiator and window to rear aspect. Built in double wardrobe and door into ensuite comprising of wc, wash hand basin and shower cubicle. Heated towel rail. Bedroom two has window to front and wall mounted radiator. Bedroom three with built in wardrobe, wall mounted radiator and window to front. The family bathroom has bath with shower over, wc and wash hand basin. Obscure window.

#### OUTSIDE

The garden offers patio area with the rest laid to lawn, large shed and gate allowing access to driveway which is to the side of the property.

#### GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is an annual charge of £126.00. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.









DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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