

Augustus Road, Hockliffe, LU7 9NS

Asking Price £325,000

Nestled in the charming village of Hockliffe, this delightful End of Terrace house on Augustus Road offers a perfect blend of modern living and rural tranquillity. The property boasts a generous 1,087 square feet of well-designed space.

Upon entering, you will find a large reception room that provides ample space for relaxation and entertaining. The property also features three comfortable bedrooms and an upstairs bathroom off of the landing.

The conservatory enhances the living space, providing a bright and airy area to enjoy the garden views throughout the seasons. Outside, the property benefits from a garage and parking, a valuable asset in this village location.

Do not miss the opportunity to make this charming residence your own.

Clements Estate Agents are delighted to offer this popular modern three bedroom End of Terrace home offering excellent decorative order with a modern fitted kitchen and bathroom. The property offers spacious room sizes including a good sized conservatory, double glazing, electric heating, front and rear gardens and parking and garage to the side. VIEWING ESSENTIAL!

FRONT DOOR TO :

ENTRANCE HALLWAY

LOUNGE 13'6 x 12'1 (4.11m x 3.68m)



KITCHEN 15'5 x 10'7 (4.70m x 3.23m)

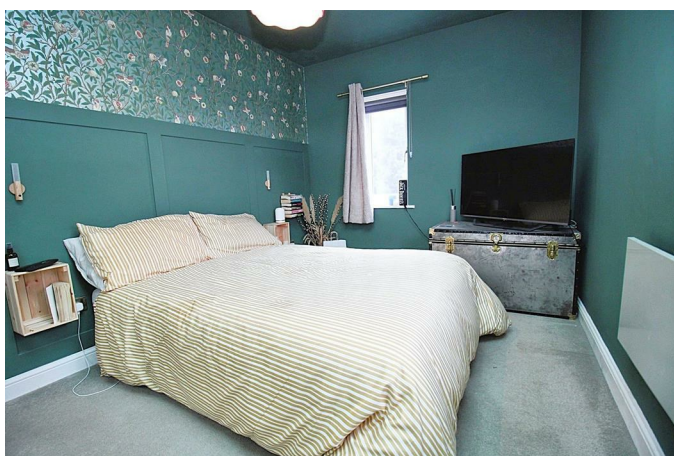


CONSERVATORY 11'2 x 9'5 (3.40m x 2.87m)



FIRST FLOOR LANDING

BEDROOM ONE 12'2 x 8'7 (3.71m x 2.62m)



BEDROOM TWO 9'1 x 9 (2.77m x 2.74m)



BEDROOM THREE 8'9 x 6'1 (2.67m x 1.85m)



REAR GARDEN



BATHROOM



PARKING AND GARAGE TO SIDE

PLEASE NOTE

Under the terms of the Estate Agency Act 1979 we are obliged to disclose that the vendor of this property is a family member of an employee of Clements Estate Agents.

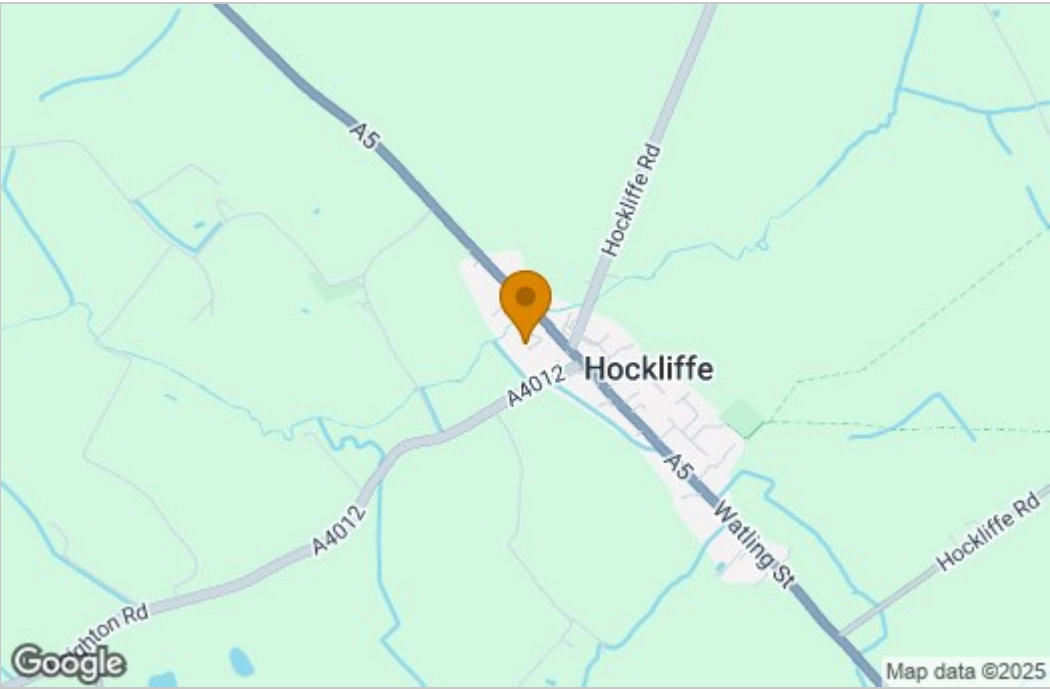
OUTSIDE



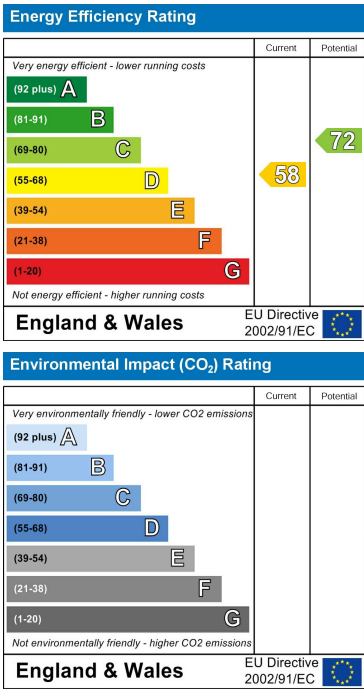
Floor Plan



Area Map



Energy Efficiency Graph



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