

# Hollyrood Close, offers in excess of £270,000

- COUNCIL TAX BAND D
- HIGHLIGHT PARK
- NO CHAIN
- DRIVEWAY & GARAGE
- POTENTIAL TO EXTEND \*STPP\*
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- EPC Rating: D









# About the property

HIGHLIGHT PARK - DRIVEWAY TO FRONT - GARAGE - NO CHAIN. Comprising of driveway to front, porch, lounge, kitchen, conservatory, landing, 3 bedrooms, family bathroom, enclosed rear garden, garage.

# **Accommodation**

#### **Entrance Porch**

#### Lounge

15' 2" x 13' plus bay ( 4.62m x 3.96m plus bay )

.Carpeted flooring, bay window to front.

#### **Kitchen**

15' 2" x 9' 1" ( 4.62m x 2.77m )

Carpet and laminate flooring, sink, space for appliances.

#### Conservatory

9' 6" x 9' 3" ( 2.90m x 2.82m )

Carpeted flooring, French doors to garden.

#### **First Floor Landing**

Airing cupboard housing the boiler.







#### **Bedroom One**

10' 5" x 8' 7" ( 3.17m x 2.62m )

Carpeted flooring, fitted wardrobes.

#### **Bedroom Two**

9' 3" x 8' 6" ( 2.82m x 2.59m )

Carpeted flooring, window to rear.

#### **Bedroom Three**

6' 4" x 6' (1.93m x 1.83m)

Carpeted flooring, window to front.

#### **Bathroom**

Bath, W.C., wash hand basin, electric shower, window.





#### Outside

#### Rear Garden

Laid to lawn and with a patio area, plants and shrubs.

#### Garage

18' 1" x 8' 9" ( 5.51m x 2.67m )

With electric power and light.

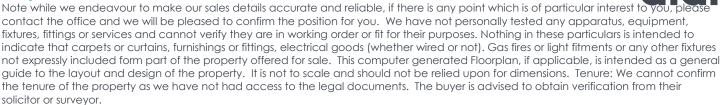


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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