



Asking Price £220,000

Situated in the convenient location of Ashridge Gardens, Honicknowle, this spacious three-bedroom semi-detached family home presents a fantastic opportunity for anyone looking to make a home their own. Situated close to local amenities, schools, and with easy access to transport links, this property offers both convenience and potential. The accommodation is spread across two floors. Upon entering, you're welcomed by an entrance porch leading into a hallway, followed by a comfortable lounge, a dining room perfect for family meals, a kitchen, and a light-filled conservatory overlooking the generous rear garden. The first floor houses three well-proportioned bedrooms, a shower room and separate wc. Outside, the property boasts off-road parking and a substantial rear garden, ideal for outdoor activities and relaxation. While some modernisation is required, the house provides the perfect canvas to create a stunning family home in a thriving, family-friendly area. With no onward chain, this property is ready for its next chapter. Don't miss the chance to view this potential-packed home!

Ashridge Gardens, Honicknowle, PL5 3PZ

Accommodation Comprises

Ground Floor

Porch

Entrance Hall

Lounge 3.94m (12` 11") x 2.00m (6` 7")

Dining Room 3.52m (11` 7") max x 3.43m (11` 3")

Kitchen 3.52m (11` 7") x 2.31m (7` 7")

Conservatory 3.48m (11` 5") x 2.87m (9` 5")

First Floor

Landing

Bedroom 1 3.88m (12` 9") x 3.60m (11` 10")

Bedroom 2 3.02m (9` 11") x 2.00m (6` 7")

Bedroom 3 2.91m (9` 6") x 2.14m (7`)

Shower Room

WC

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-100)	87
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

