



Coronet Close  
Crawley, West Sussex RH10 7GS

**Guide Price £310,000**



\*\*\* Guide Price £310,000 - £320,000 \*\*\* Vendor Suited \*\*\*

Astons are delighted to market this much improved two double bedroom house, situated within the popular residential area of Pound Hill, located within close proximity of local amenities, parks and transport links. Inside this lovely home features a light and airy lounge/dining room, a fitted kitchen, two double bedrooms with fitted wardrobes and a refitted bathroom. To the rear is a private enclosed garden with rear gate access, to the front is an allocated parking space. Vendor suite, tenure freehold, council tax band 'C', EPC rating 'D' (65).





### Entrance Porch

Composite front door, door to:

### Lounge/Dining Room

Light and airy lounge/dining room comprising of wood effect laminate flooring, double glazed windows to front aspect, stairs to first floor landing, door to:



### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and under counter fridge and freezer, integrated cooker with gas hob and stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, part tiled walls, wood effect laminate flooring, double glazed window to rear aspect, double glazed patio door to rear garden.



### Landing

With access to loft space and airing cupboard, doors to:

### Bedroom One

Double glazed windows to rear aspect, fitted wardrobe.



### Bedroom Two

Double glazed windows to front aspect, fitted wardrobe.



### Bathroom

White three piece fitted suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, panel enclosed bathtub with mixer-tap and 'Aqualisa' shower unit, heated towel rail, extractor fan, tiled walls, tiled floor.



### To The Rear

Patio area adjacent to property, outside tap, lawn garden





with patio path leading to end of garden with shed and rear gate access, fence enclosed.



#### To The Front

Patio path leading to front door, with access to one allocated parking space.

#### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



