





Gleneagles Crescent, New Holland

£120,000 Freehold

NO CHAIN • Total Floor Area: 71 Square Metres • Kitchen Diner • Living Room • Conservatory • Three Bedrooms • Family Bathroom • Detached Garage • Ample Driveway • Enclosed Rear Garden

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NO CHAIN

Situated in the lovely village of New Holland is this charming semi detached home. Perfect for a first time buyer or someone looking to escape the busy city lifestyle.

This generously proportioned accommodation includes three bedrooms and a family bathroom. While the sizeable living room offers great space to relax and kitchen diner, together with the adjoining conservatory create the perfect setting to entertain family and friends.

To finish off this home is the rear garden, fully enclosed by fencing and offering privacy from the surrounding properties. With a lawn and a patio area, making it great for outdoor entertaining. Gated access to the detached garage and the driveway with ample off-street parking.

VIEWING HIGHLY RECOMMENDED!

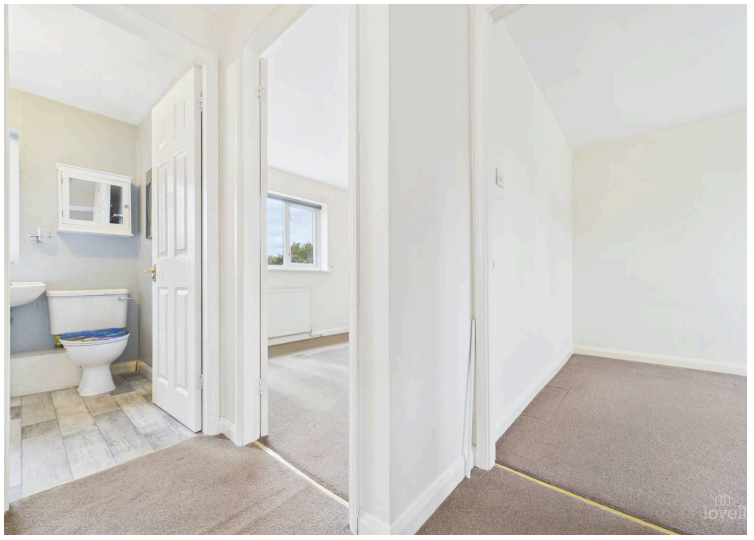




















ENTRANCE
4' 10" x 3' 3" (1.48m x 0.98m)
Entered through a UPVC door into the hallway. Door to the living room and a staircase to the first floor accommodation.

LIVING ROOM
14' 1" x 12' 8" (4.29m x 3.85m)
Bright and airy room with a feature Adam style fireplace, adding charm to this space. Window to the front elevation and a handy understairs storage cupboard. Door to the kitchen diner.

KITCHEN DINER
17' 3" x 9' 1" (5.25m x 2.76m)
Range of wall and base units in a white cream finish with contrasting work surfaces and tiled splashbacks. Inset electric oven with a four ring gas hob and an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and a dishwasher, space for a tall fridge freezer. Housing for the combination boiler. Delightful dining area with sliding patio doors to the conservatory. Window to the rear elevation.

CONSERVATORY
7' 3" x 12' 0" (2.20m x 3.66m)
Fully double glazed with a polycarbonate roof. Double opening French doors to the side elevation.

FIRST FLOOR ACCOMMODATION:
3' 5" x 6' 9" (1.04m x 2.05m)

BEDROOM ONE
8' 6" x 12' 4" (2.60m x 3.77m)
Window to the rear elevation.

BEDROOM TWO
10' 5" x 9' 4" (3.18m x 2.85m)
Window to the front elevation.

BEDROOM THREE
8' 4" x 9' 1" (2.54m x 2.76m)
Window to the rear elevation.

FAMILY BATHROOM
6' 5" x 5' 7" (1.96m x 1.71m)
Three piece suite incorporating a bathtub with an electric shower over and hot and cold water taps, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles to the wet areas and a window to the front elevation.

BROADBAND TYPE:

Standard - 9 Mbps (download speed), 0.9 Mbps (upload speed),

Superfast - 44 Mbps (download speed), 8 Mbps (upload speed),

Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.

*We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £30.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

FRONT GARDEN

Block paved driveway offering ample off-street parking. Finished with a decorative brick wall. Access to the detached garage.

REAR GARDEN

Fully enclosed by wooden fencing with a gravelled border and a delightful patio area. Perfect to entertain guests and family or simply relax in. Gated access to the garage and the driveway.

GARAGE

Single Garage

Up and over door, power and lighting.

DRIVEWAY

2 Parking Spaces



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of the particulars.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website http://www.lovelleestateagency.co.uk/privacy-policy.php and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

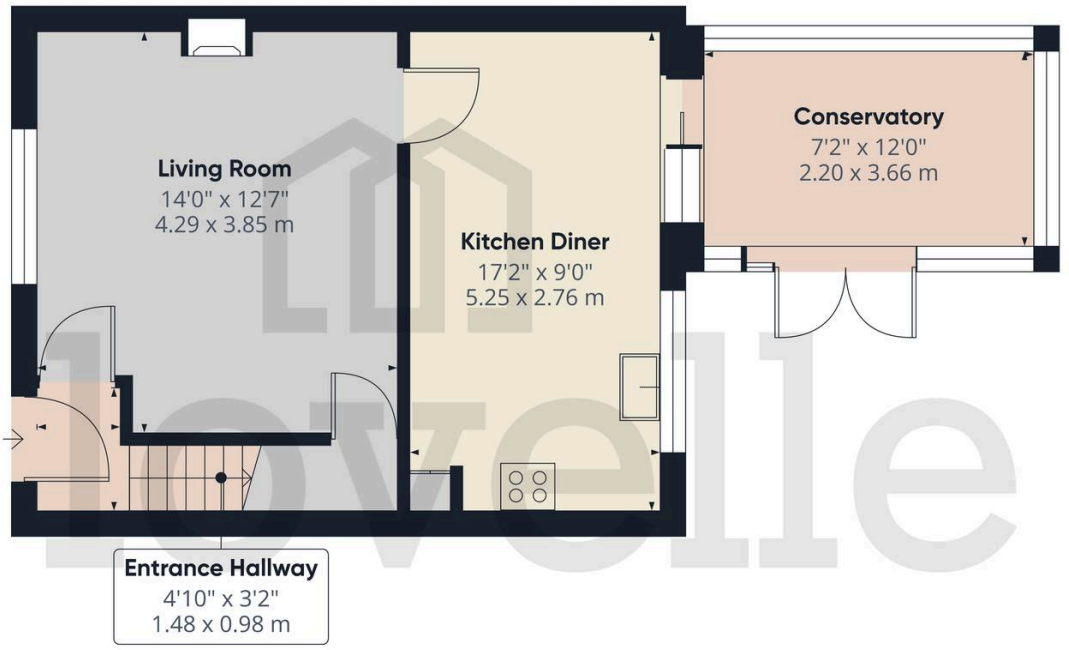
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor Building 1

Approximate total area(1)
465 ft²
43.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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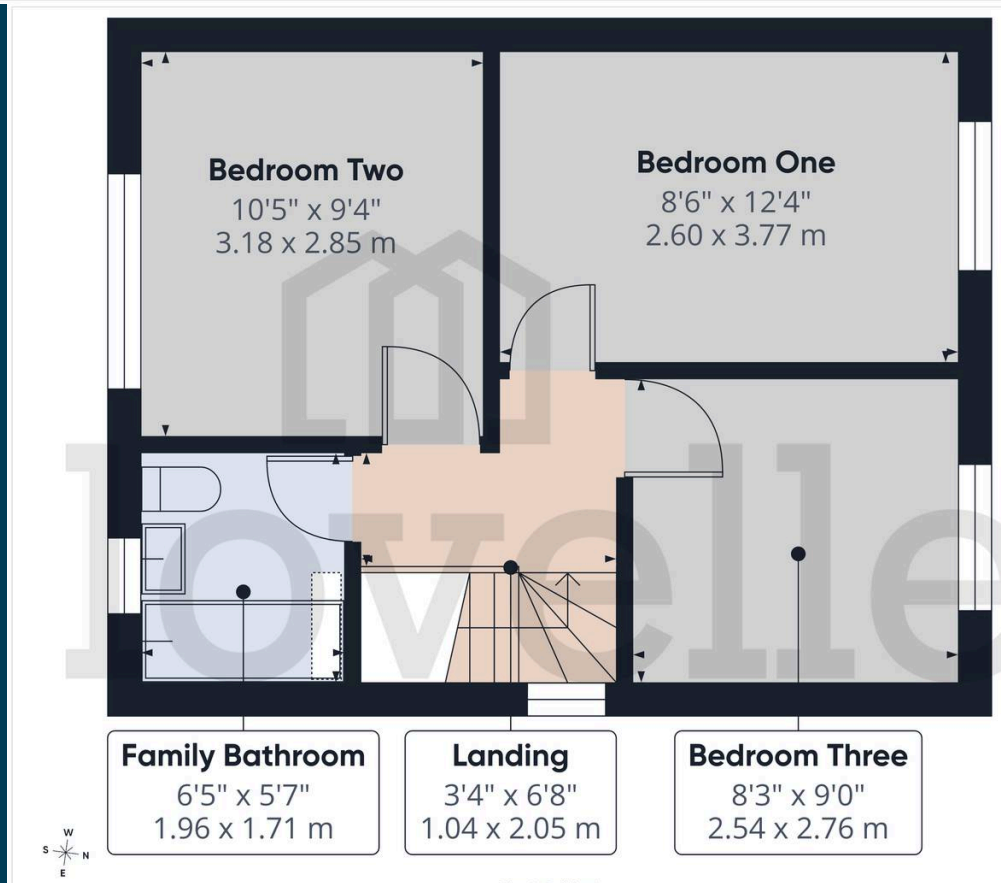

Floor 1 Building 1

Approximate total area(1)
339 ft²
31.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Lovelle Estate Agency

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