

23 The Avenue

Priors Hall Park, NN17 5EP

Simpson West

Located within the highly sought after Priors Hall Park is this incredibly well presented FOUR bedroom semi detached residence that is being offered to the market for sale. The property occupies a prominent position in the road and is within walking distance to the local shopping parade, schools and other amenities. Features include a spacious entrance hall, cloakroom w/c and the impressive open plan kitchen dining living room with doors leading to the rear garden. To the first floor there is a large double bedroom, a versatile reception room that could also be used as a double bedroom and the main family bathroom. To the second floor there are two double bedrooms both benefiting from fitted wardrobes and en-suite shower rooms. Outside is a low maintenance garden that is mainly laid to lawn. There is off road parking to the rear that is gated and a single detached garage. Early viewings are highly encouraged. Energy rating C. Urban and Civic Estate Management Charge applicable of £285 per annum. Council Tax Band D.

£290,000

4 3 1







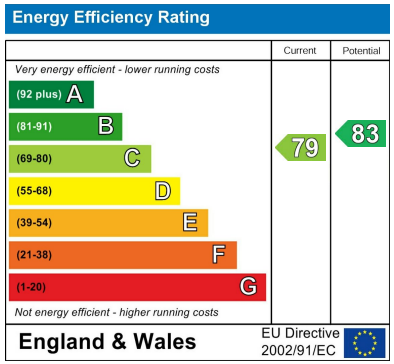




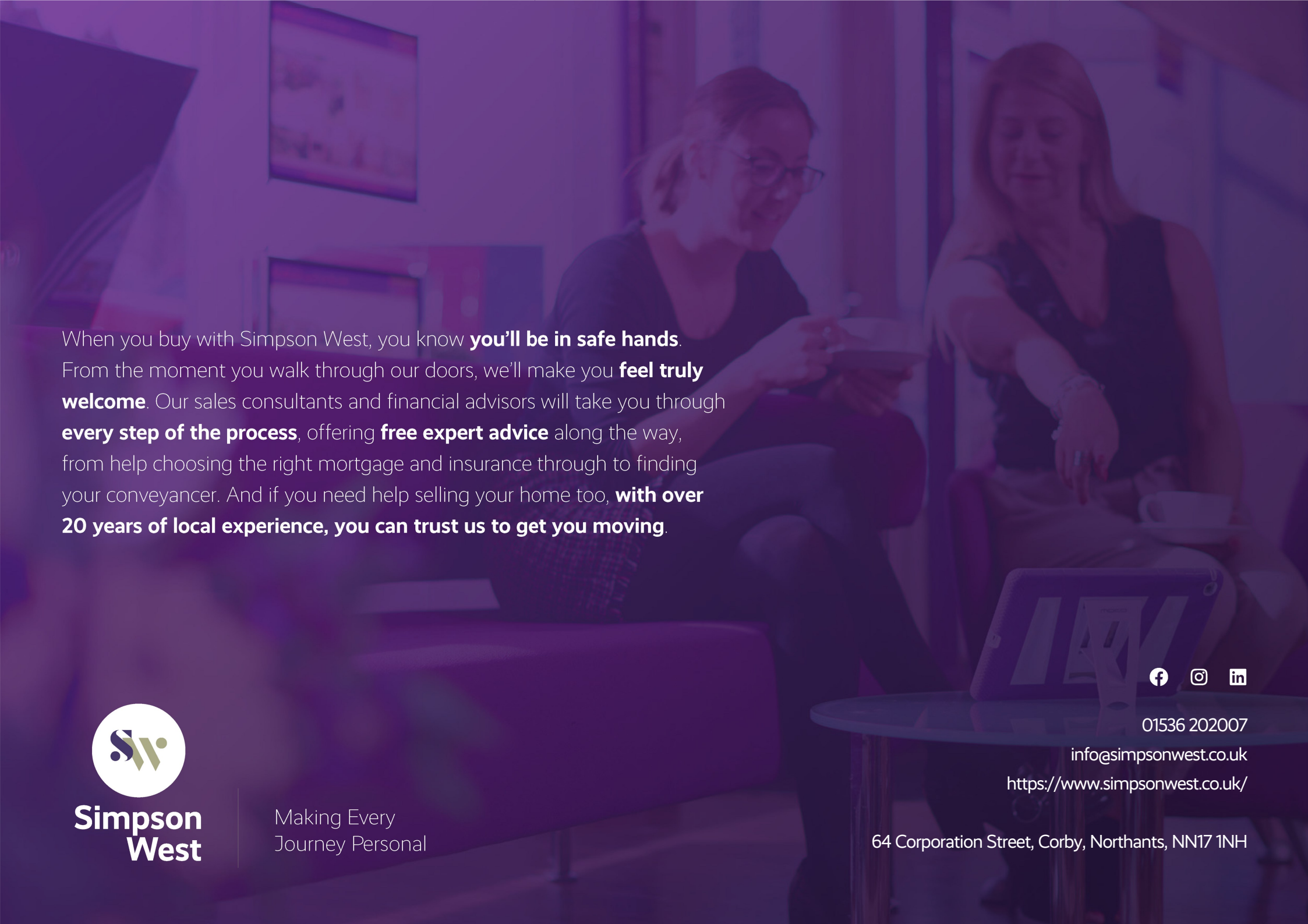
Simpson West


Ground Floor
Living/Dining Area
27'10(max) x 16'2(max)
Kitchen Area
Hall
WC
First Floor
Bathroom 7'4 x 6'6
Bedroom 3 13'10 x 8'8
Landing
Bedroom 4/Reception Room 16'2 x 13'4
Second Floor
En-suite
Bedroom 2 10'2 x 9'10
a/c
wardrobe
wardrobe
Bedroom 1 11'2 x 12'4
En-suite




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
83
England & Wales
EU Directive 2002/91/EC





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