



Hulbert Close, Hilperton

Guide Price £325,000

3 2 1

- Beautiful modern 3 bedroom detached home
- Modern 17ft kitchen/diner with integrated appliances
- 2 further good sized bedrooms
- Low maintenance and nicely landscaped garden
- Popular area with lovely village and shops close by
- 17ft spacious Living room detached home
- Ensuite shower and wardrobes to main bedroom
- Downstairs Cloakroom
- Single Garage and driveway parking
- NO ONWARD CHAIN!



OFFERS INVITED! NO ONWARD CHAIN! This modern three-bedroom detached home is PRICED TO SELL! It offers a bright and practical layout with a kitchen/diner, spacious living room, and convenient downstairs cloakroom. Upstairs includes an en-suite main bedroom, two further bedrooms, and a family bathroom. A low-maintenance garden, garage, and generous driveway make it an easy, ready-to-move-into property.





GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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