27 The Avenue

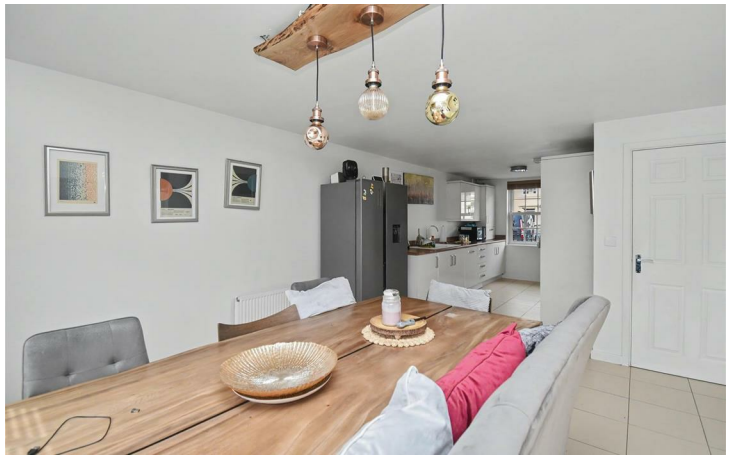
Priors Hall Park, NN17 5EP

Simpson West

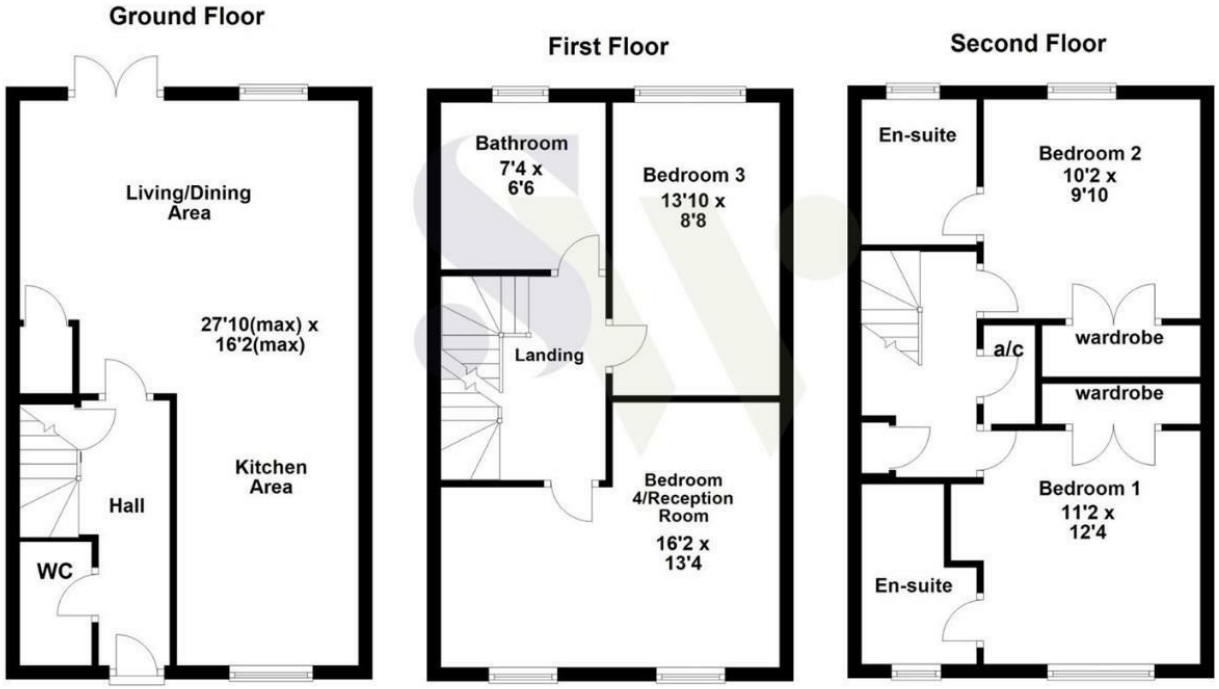
Situated within the highly desirable Priors Hall Park development, this well presented three/four bedroom family home is offered to the market in excellent condition throughout. Occupying a prominent position within the development, the property is conveniently located within walking distance of local shops, schools, and other amenities. The accommodation comprises a welcoming entrance hall, a convenient downstairs cloakroom/WC and an open plan kitchen, dining and living area with patio doors open directly onto the rear garden. The first floor features a generous double bedroom, a versatile reception room that could alternatively serve as a fourth double bedroom and a main family bathroom. To the second floor, there are two spacious double bedrooms both benefiting from fitted wardrobes and their own en-suite shower rooms. Externally, the property enjoys a landscaped low maintenance rear garden with gated access leading to the off road parking and single garage. Priors Hall Management charge - £288 per annum.

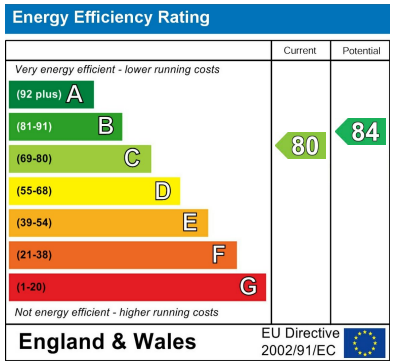
£275,000

3 3 2



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
80
84
England & Wales
EU Directive 2002/91/EC

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