

# DRAKES

ESTATE AGENTS



New Road, Hollywood, B47 5ND

Guide Price £250,000

- A Link Detached Bungalow
- Three Bedrooms
- Spacious Lounge
- Through Dining Room
- Kitchen
- No Upward Chain
- Bathroom & Additional WC
- Superb Potential For Modernisation & Re-Configuration
- Westerly Facing Rear Garden With Private Access To Fields To Rear
- Driveway Parking
- \*\*BEING SOLD VIA MODERN METHOD OF AUCTION\*\*



SCAN TO VIEW  
VIRTUAL TOUR

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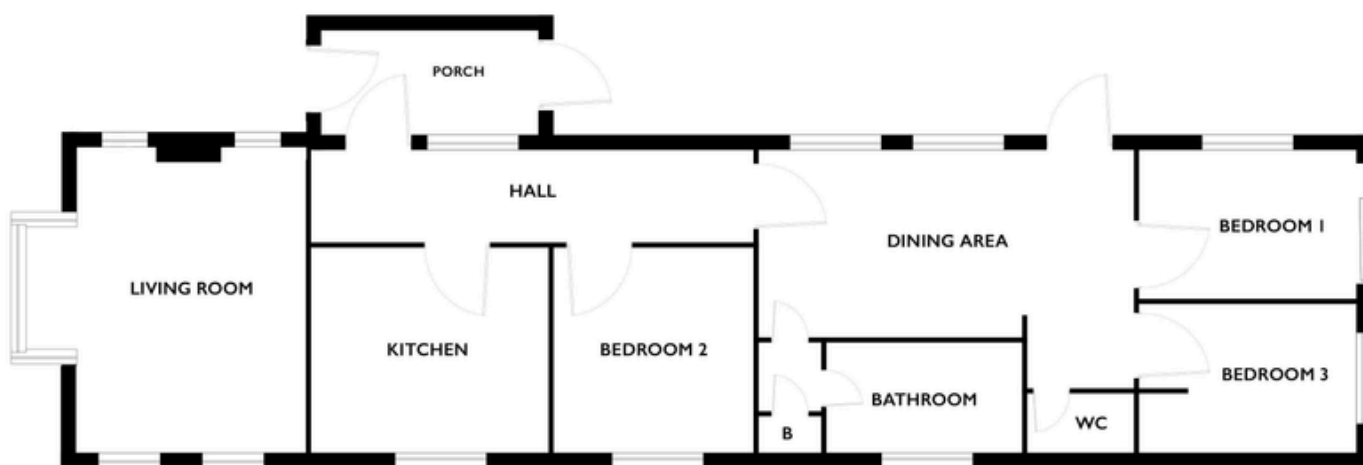
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Spacious Lounge to front - 4.95m into bay x 4.19m (16'3" x 13'9")  
 Kitchen to side - 3.05m x 2.34m (10'0" x 7'8")  
 Bedroom to side - 3.07m x 2.36m (10'1" x 7'9")  
 Through Dining Room to side - 4.7m x 2.36m (15'5" x 7'9")  
 Family Bathroom to side - 2.49m x 1.6m (8'2" x 5'3")  
 Bedroom to rear - 4.17m x 2.31m (13'8" x 7'7")  
 Bedroom to rear - 3.2m min x 1.7m (10'6" x 5'7")

A link detached bungalow in need of modernisation with huge potential for improvement and reconfiguration with accommodation currently comprising of three bedrooms, bathroom, additional WC, spacious lounge, kitchen, through dining room, Westerly facing rear garden with private access to fields to rear and driveway parking.



COUNCIL TAX BAND: D  
 EPC Rating: D  
 Tenure: Freehold

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92-101)                                  |         | 94        |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 63      |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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