



## 7 Fawcett Grove, Wick, BN17 7TF

£265,000

- Modern Two Bedroom Semi Detached House
- Vendors Suited to Chain Free Property
- Separate 15'3 Lounge
- Ground Floor Cloakroom
- Two Allocated Parking Spaces Attached to House
- Views Towards 'Black Ditch' & Poling from First Floor
- Remainder of New Build Warranty
- Master Bedroom with Ensuite
- 12'8 Kitchen/Diner Overlooking Rear Garden
- Benefitting from PV Panels to Reduce Bills

# 7 Fawcett Grove, Wick BN17 7TF

This modern two-bedroom semi-detached house offers contemporary living in a peaceful setting, with the added convenience of two allocated parking spaces directly attached to the property.

Inside, the home features a spacious 15'3" lounge and a well-appointed 12'8" kitchen/diner that overlooks the private landscaped rear garden—perfect for everyday living and entertaining. A ground floor cloakroom adds practicality for guests and family alike.

Upstairs, the bedroom to the rear benefits from a private ensuite and enjoys picturesque views towards 'Black Ditch' and Poling, whilst the other to the front is bright & airy. The property still benefits from the remainder of its new build warranty, giving added peace of mind.

Energy efficiency is enhanced with PV panels, helping to reduce energy bills, and the vendors are suited to a chain-free sale, streamlining the buying process.



Council Tax Band: C

Tenure: Freehold



**KITCHEN/DINER**

12'8" x 7'4"

**LOUNGE**

15'2" x 9'3"

**GROUND FLOOR**

**CLOAKROOM**

4'9"7" x 3'16"

**BEDROOM ONE**

12'8" x 8'7"

**BEDROOM TWO**

9'7"3" x 8'25"

**ENSUITE**

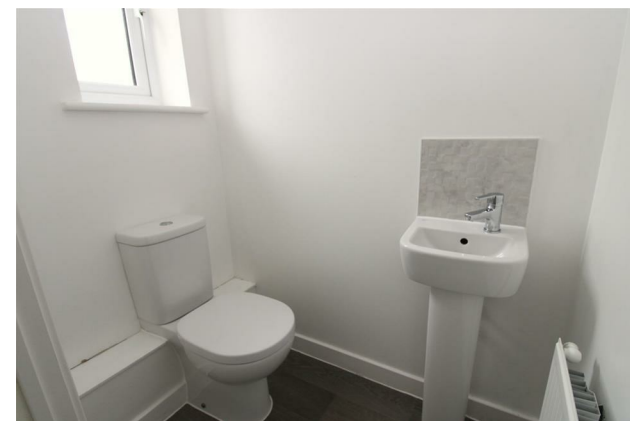
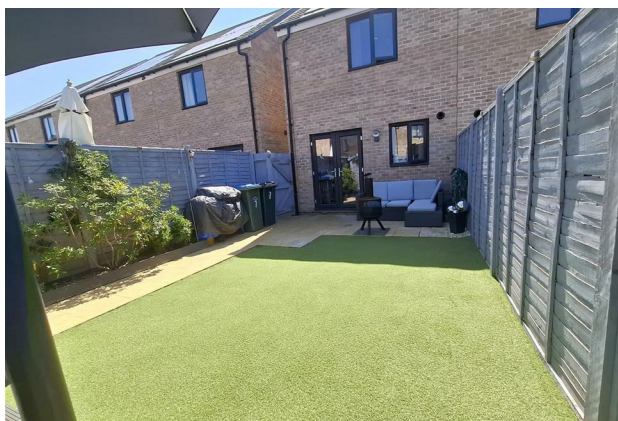
8'22" x 2'59"

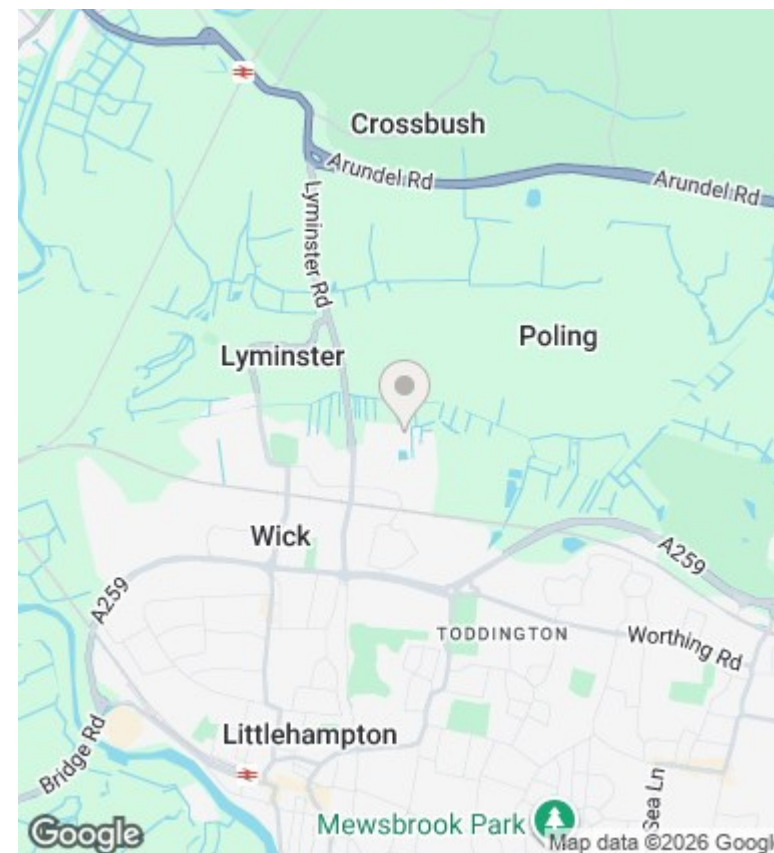
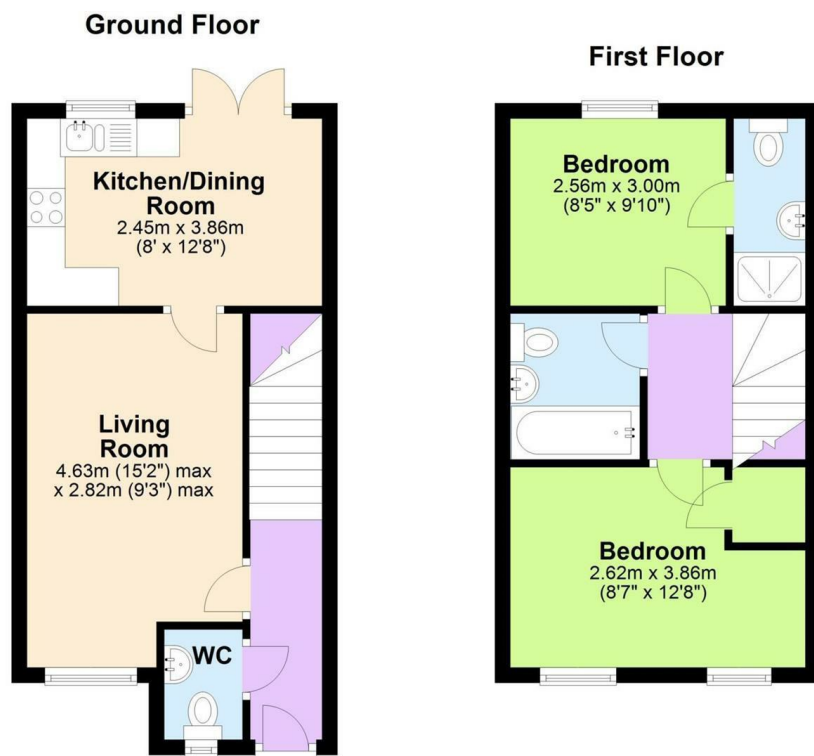
**FAMILY BATHROOM**

6'24" x 5'50"

**ESTATE CHARGE**

Approx £285.66. PA





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

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.