



**1 Sheffield Terrace School Lane
New Holland, DN19 7RL
Offers In The Region Of £80,000**

Bella
properties

Sold with no forward chain for ease of purchase, Bella Properties are now marketing for sale this three bedroom end terrace property on Sheffield Terrace, in the village of New Holland. Ready for any buyer to put their own stamp on and benefitting from a damp proof course in the downstairs last year, this property is a blank canvas and is sure to appeal to first time buyers and investors!

Briefly, the property comprises the entrance hallway, living room, kitchen, rear porch and bathroom on the ground floor. To the first floor are two double bedrooms served by the landing, and the third bedroom is found on the second floor. Externally, the property comes with a low maintenance rear garden with street parking to the front.

Sure to have widespread appeal, viewings are available now!



Hall 11'11" x 2'7" (3.65 x 0.79)

Entrance to the property is via the front door and into the hall. Hall leads to the kitchen and living room.

Living Room 11'11" x 10'9" (3.65 x 3.28)

Carpeted with central heating radiator and uPVC window faces to the front of the property.

Kitchen 13'11" x 14'4" (4.26 x 4.38)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property. Base height and wall mounted units with integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. Internal door leads to the rear porch and opening leads to stairs to the first floor accommodation.

Rear Porch 3'5" x 6'1" (1.06 x 1.86)

Internal door leads to the bathroom and external door leads to the rear garden.

Bathroom 7'10" x 6'1" (2.4 x 1.86)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub with shower, toilet and sink.

Landing 5'2" x 13'9" (1.59 x 4.21)

Carpeted with uPVC window facing to the rear of the property. Internal doors lead to the two bedrooms, carpeted stairs lead to the second floor.

Bedroom One 12'1" x 13'7" (3.7 x 4.16)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bedroom Two 13'9" x 8'1" (4.21 x 2.48)

Carpeted with coving to the ceiling, central heating radiator, built in wardrobe and uPVC window faces to the rear of the property.

Bedroom Three 12'0" x 13'3" (3.68 x 4.05)

Carpeted with central heating radiator and Velux window faces to the rear of the property.

External

To the front of the property is street parking and to the rear is a low maintenance garden.

Disclaimer

The information displayed about this property comprises of a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Ground Floor



Total area: approx. 89.3 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		84	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	