

A well presented two bedroom house situated in a cul de sac within close proximity to Hill Head beaches. The property benefits from allocated parking and garage.

**The Accommodation Comprises:-**  
UPVC double glazed front door to;

**Entrance Hall:-**  
Laminate flooring, stairs to first floor, door to;

**Kitchen:-** 9' 10" x 6' 1" (2.99m x 1.85m)  
UPVC double glazed window to front elevation, fitted with a modern range of base cupboards and matching eye level and drawer units, work surface over, stainless steel single drainer sink unit with mixer tap, space for oven with extractor hood over, recess and plumbing for washing machine, space for fridge freezer, integrated slimline dishwasher, tiled flooring.

**Lounge:-** 16' 1" x 12' 3" (4.90m x 3.73m) maximum measurements  
UPVC double glazed window and door to rear garden, inset spotlighting, laminate flooring.

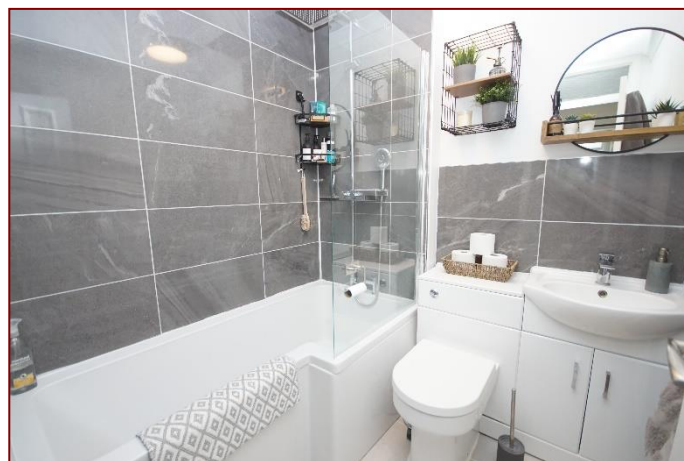
**First Floor**

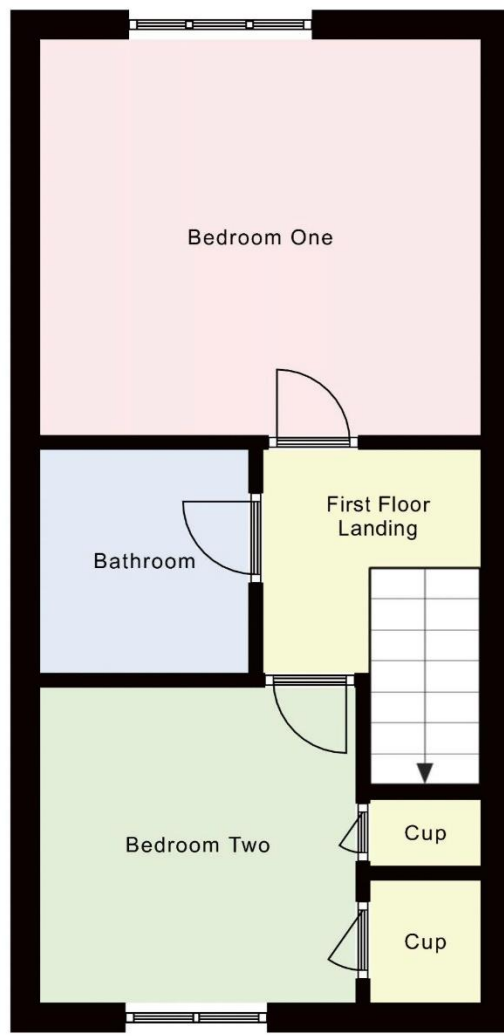
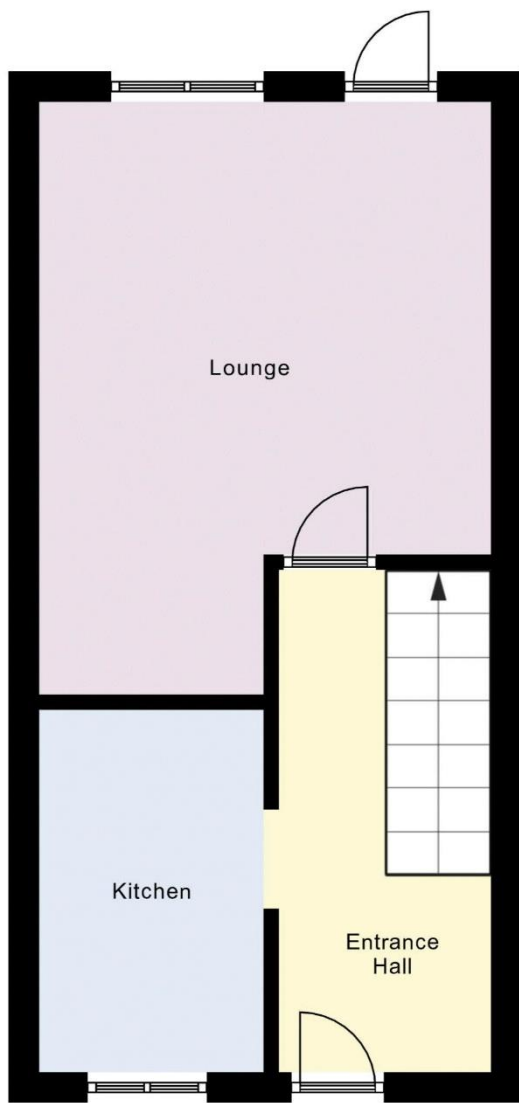
**Bedroom One:-** 12' 4" x 11' 1" (3.76m x 3.38m) maximum measurements, including wardrobes  
UPVC triple glazed window to rear elevation, range of built in wardrobes and drawers, inset spotlighting.

**Bedroom Two:-** 8' 10" x 8' 10" (2.69m x 2.69m)  
UPVC double glazed window to front elevation, storage cupboard, further storage cupboard housing boiler.

**Bathroom:-**  
Fitted with a white suite comprising of a bath with mains shower over and fitted shower screen, close coupled WC with concealed cistern, wash hand basin set in vanity unit, tiling to wall, tiled flooring, extractor fan, radiator.

**Outside:-**  
The property benefits from an enclosed garden laid to lawn with patio area, gate providing pedestrian access. There is a garage situated in block to the rear and an additional parking space.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
Council Tax Band: C

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£279,995

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\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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