



Set in the sought after Hextable Village lies this two double bedroom home. Perfect to get you on the property ladder, with a 22' through lounge, separate kitchen with direct access out to the low maintenance rear garden, perfect for those upcoming summer months. To the first floor you are greeted with two double bedrooms and shower room. With off street parking to the front, and local amenities near by this is a property not to be missed. Call Brookbanks to arrange your viewing today. No Chain



**Lower Road**  
Hextable, BR8 7RY

**£310,000**

### Enclosed Porch

Double glazed frosted door, Double glazed frosted window to side, Carpet.

### Entrance Hall

Double glazed frosted entrance door, Under stair storage cupboard, meter cupboard, Storgae heater, Carpet.

### Kitchen 10' 4" x 9' 7" (3.15m x 2.92m)

Two double glazed windows to side, Double glazed window to front, Double glazed frosted door to garden, Wall and base units with work surfaces over, Single drainer unit with mixer tap, Carpet.

### Lounge 22' 3" x 10' 7" (6.78m x 3.22m)

Double glazed window to front, Double glazed window to rear, Two duplex storage heaters, Brick built fire place, Carpet.

### Landing

Double glazed frosted window to side, Storage heater, Loft access, Carpet.

### Shower Room 6' 9" x 6' 2" (2.06m x 1.88m)

Double glazed frosted window to rear, Double glazed frosted window to side, Low level w.c, Hand wash basin with cupboard under, Shower cubicle, Electric heater.

### Bedroom One 13' 7" x 10' 0" (4.14m x 3.05m)

Two double glazed windows to front, Built in storage cupboard, Carpet.

### Bedroom Two 11' 7" x 10' 0" (3.53m x 3.05m)

Double glazed window to rear, Built in storage cupboard, Carpet.

### Garden

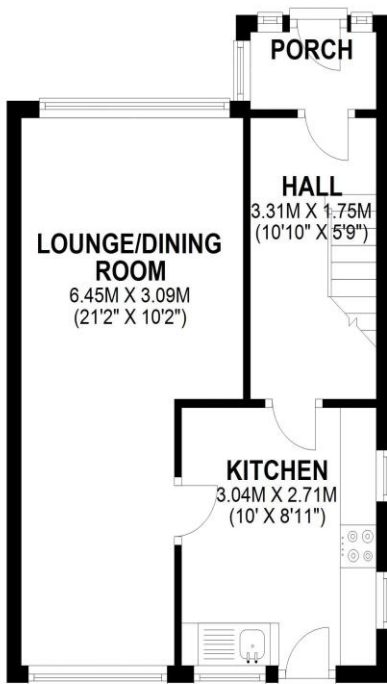
Paved patio area, Laid to lawn, Two brick built sheds, Side access.

### Own Driveway



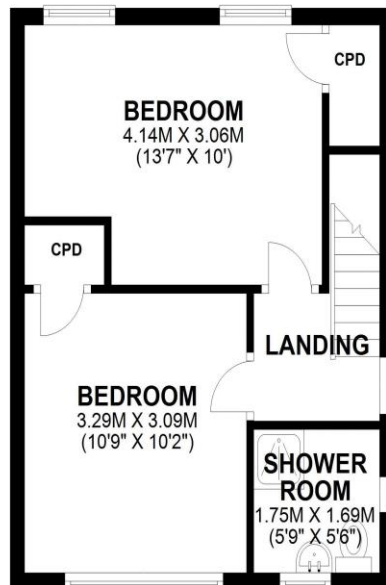
### GROUND FLOOR

APPROX. 33.6 SQ. METRES (361.9 SQ. FEET)



### FIRST FLOOR

APPROX. 31.9 SQ. METRES (342.9 SQ. FEET)



TOTAL AREA: APPROX. 65.5 SQ. METRES (704.8 SQ. FEET)

EPC Rating: E

Council Tax Band: C

### Viewers notes...

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.