

Brookbanks

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Fens Way

Hextable, BR8 7SW

Guide price £375,000

Hextable Village

Three Bedrooms

16' Lounge and Dining Room.

Mid Terrace

Double glazed & central Heating

Double Oven Hob & Extractor Fan.

Tel: 01322 666 452 Email: sales@brookbanksonline.co.uk
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Great Buy! We are delighted to be able to offer this lovely three bedroom mid terrace house situated in the ever popular area of Hextable village. This lovely family home has been well maintain and in good decorative order throughout. The property benefits from double glazing, central heating, 18' lounge, dining room, kitchen with double oven, hob and extractor fan, family bathroom, three good sized bedrooms, and 75' rear garden. So without any more delay book your appointment today because you will not be disappointed with this house. 01322 666452.



ACCOMMODATION

Enclosed Porch

Double glazed frosted door. Double glazed window to side. Double glazed frosted window to side. Double glazed window to front. Ceramic flooring.

Entrance

Double glazed frost entrance door.

Lounge 18' 7" x 12' 9" (5.66m x 3.88m)

Double glazed window to front. Carpet. Coved ceiling. Two double radiator. Fire place with electric fire. Meter cupboard.

Dining Room 10' 11" x 9' 10" (3.32m x 2.99m)

Double glazed window to rear. Laminated wood flooring. Double radiator. Fire place.

Kitchen 11' 8" x 8' 3" (3.55m x 2.51m)

Double glazed window to rear. Double glazed door leading to garden. Tiled flooring. Tiled splash backs. Single drainer sink unit with mixer tap. Range of wall and basin units with built-in double oven, hob and extractor fan. Plumbing for washing machine and dish washer.

Landing

Carpet. Built-in airing cupboard. Access to partly boarded loft with pull down ladder.

Bathroom 7' 9" x 6' 2" (2.36m x 1.88m)

Two double glazed frosted windows to rear. Tiled flooring. Tiled splash backs. Chrome heated towel rail. Low level w.c. Pedestal hand wash basin. Panel bath with mixer tap. Separate shower over bath with shower screen.

Bedroom One 13' 6" x 12' 8" (4.11m x 3.86m)

Double glazed window to front with a view. Carpet. Double radiator.

Bedroom Two 14' 0" x 11' 10" (4.26m x 3.60m)

Double glazed window to rear. Carpet. Double radiator.

Bedroom Three 9' 8" x 8' 4" (2.94m x 2.54m)

Double glazed window to front with a view. Carpet. Double radiator.

garden 75' (22.84m)

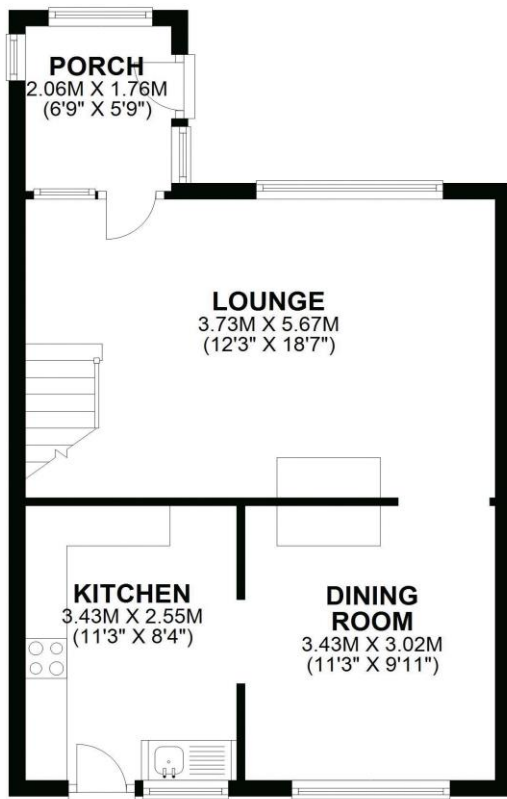
Paved area. steps leading to patio area. Laid lawn. Flower beds. Two brick built sheds. Outside tap.





GROUND FLOOR

APPROX. 45.0 SQ. METRES (484.0 SQ. FEET)



FIRST FLOOR

APPROX. 48.9 SQ. METRES (526.3 SQ. FEET)



TOTAL AREA: APPROX. 93.9 SQ. METRES (1010.4 SQ. FEET)

EPC Rating: D

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.