



Parkway, Hinchbrook Park PE29 6JA

Guide Price £215,000

- Modern Coach House
- Two Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Off Road Parking Provision
- Integrated Single Garage

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

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Integral Storm Canopy Over

Panel door to

Entrance Hall

Stairs extending to the first floor.

First Floor Landing

Double glazed window to rear aspect, radiator, airing cupboard housing gas fired combination boiler serving hot water system and radiators, storage cupboard with hanging, access to the insulated loft space.

Lounge/Dining Room

17' 9" x 10' 2" (5.41m x 3.10m)

Two double glazed windows to front aspect, radiator, TV point telephone point, open access to

Kitchen/Breakfast Room

13' 9" x 7' 3" (4.19m x 2.21m)

Fitted in an extensive range of base and wall mounted units with work surfaces and tiling, drawer units, electric and gas cooker points, radiator, single drainer stainless steel sink unit with mixer tap, electric oven and gas hob with bridging unit and extractor fan fitted above, appliance spaces.

Bedroom 1

11' 2" x 10' 6" (3.40m x 3.20m)

UPVC window to front aspect, double panel radiator.

Bedroom 2

10' 0" x 9' 10" (3.05m x 3.00m)

Double glazed window to front aspect, radiator, over stairs cupboard.

Family Bathroom

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin, panel bath with shower unit over, extensive tiling, radiator, extractor unit.

Outside

Private parking provision is at the front of the garage for one vehicle. The **Single Garage** has integrated up and over door with power and lighting. The garden is pleasantly landscaped and arranged with low maintenance in mind, enclosed by low wall and railings to the front.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

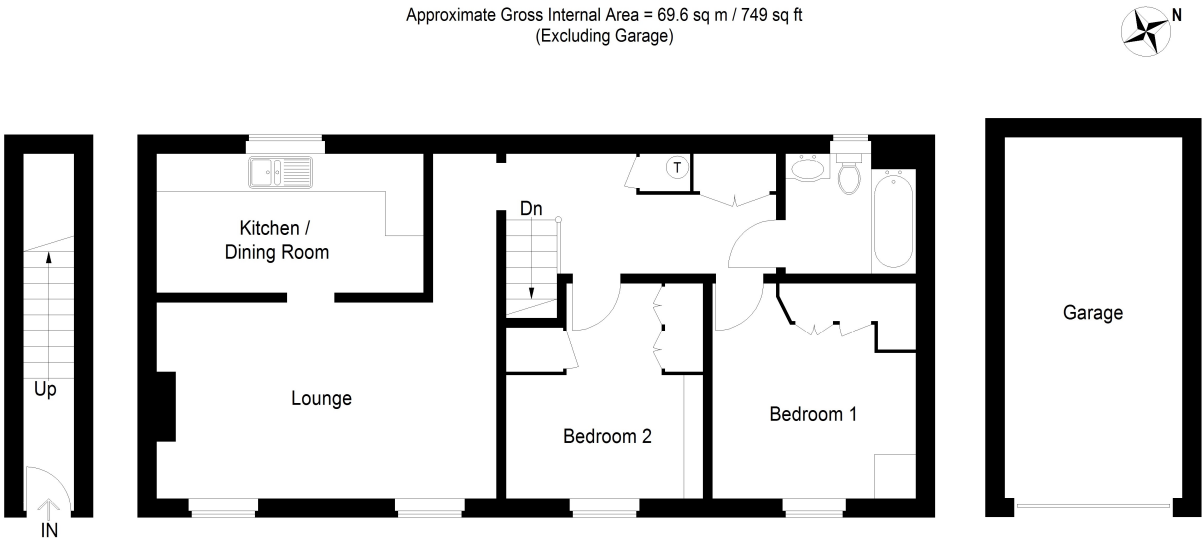
Tenure

Leasehold

Estate Management Charge - £478.50 for the period of 1st May 2024 - 30th April 2026

Ground Rent - £150.00 for the period of 1st January 2025 to 31st December 2025

Council Tax - B



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1229171)
Housepix Ltd



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