



Prospero Way, Hartford PE29 1PQ

£265,000

- Beautifully Presented Family Home
- Three Bedrooms
- Re-Fitted Kitchen/Dining Room
- Stunning Re-Fitted Family Bathroom
- Gas Radiator Heating
- Enclosed Rear Garden
- Single Garaging And Driveway
- Popular Estate Location
- Ideal First Time Buy Or Buy To Let Opportunity

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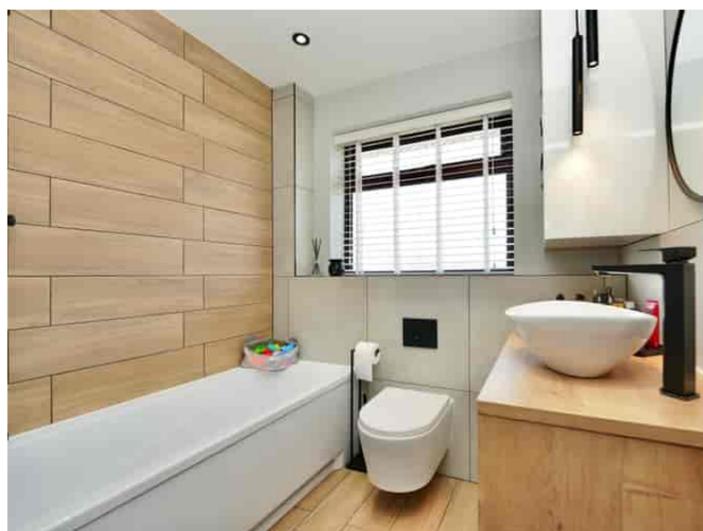
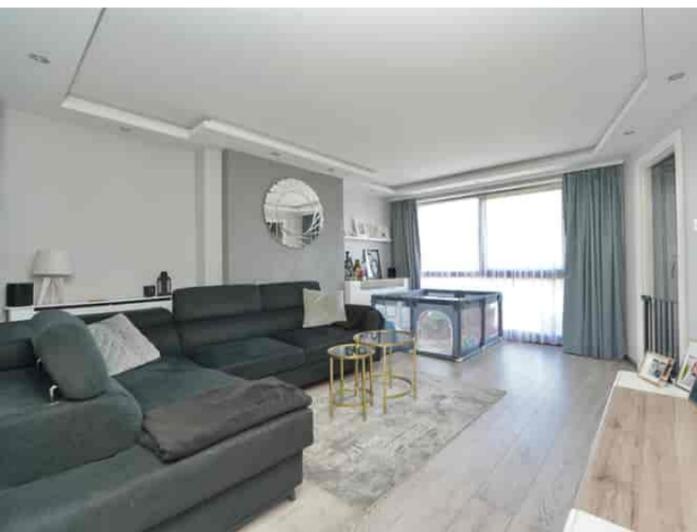
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Approximate Gross Internal Area (Excluding Garage)
72.5 sq m / 780 sq ft



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. (ID1285481)
Housepix Ltd



UPVC Glazed Panel Door To

Entrance Hall

Stairs to first floor, fuse box and master switch, contemporary vertical radiator, laminate flooring, recessed lighting, coving to ceiling.

Sitting Room

15' 8" x 13' 11" (4.78m x 4.24m)
UPVC full height picture window to front aspect, recessed lighting, underlit pelmet, shelved display recesses, laminate flooring, radiator with decorative cover, TV point, telephone point, open access to

Kitchen/Dining Room

16' 0" x 9' 2" (4.88m x 2.79m)
UPVC window and French doors accessing garden terrace, contemporary freestanding radiator, understairs storage cupboard, laminate flooring, re-fitted in a range of handleless base and wall mounted cabinets with complementing work surfaces and tiled surrounds, integral electric oven and integral Neff ceramic hob with suspended extractor above, drawer units, pan drawers, appliance spaces, plumbing for automatic dishwasher, single dainer resin sink unit with directional mixer tap, space for fridge freezer, recessed lighting, central natural stone feature wall.

First Floor Galleried Landing

Recessed lighting, coving to ceiling, access to insulated loft space, laminate flooring.

Bedroom 1

12' 3" x 9' 3" (3.73m x 2.82m)
Double panel radiator, UPVC window to front aspect, laminate flooring, cupboard storage.

Bedroom 2

12' 1" x 9' 3" (3.68m x 2.82m)
UPVC window to garden aspect, double panel radiator, contemporary wardrobe range with hanging and storage, laminate flooring, decorative panel work, recessed lighting, pendant bedside lighting, TV point, coving to ceiling.

Bedroom 3

9' 3" x 6' 9" (2.82m x 2.06m)
Laminate flooring, UPVC window to front aspect, double panel radiator, bespoke cabinet storage, boxed stairwell.

Family Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)
Beautifully re-fitted in a contemporary range of three piece white sanitaryware comprising suspended low level WC with concealed cistern, surface mounted sink unit with vanity unit and mixer tap, shelved storage units, cabinet storage, black heated towel rail with black detailing extending to the folding screen with shower attachment, panel bath, extensive ceramic tiling, ceramic tiled flooring, UPVC window to rear aspect.

Outside

There is a pleasant enclosed front garden lawned with granite chippings and enclosed by post and rail fencing fronting a pleasant area of green. There is a **Single Garage** with up and over door, UPVC door to the rear and positioned to the rear of the property with gated access to the rear. The rear garden has an extensive paved terrace, pathway leading to the rear fencing enclosed by a combination of panel fencing and brick walling, paved seating area, water feature, outside tap and lighting.

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

Freehold
Council Tax Band - B

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