



Coneygear Road, Hartford PE29 1QL

£205,000

- End Of Terrace Property
- Two Double bedrooms
- Enclosed Rear Garden
- Driveway Parking With Garage/Store
- No Forward chain
- Ideal First Time Buy Or Buy To Let
- In Need Of Modernisation
- Popular Location Close to Local Schools and Amenities



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**UPVC Double Glazed Door To**

**Entrance Hall**

Stairs to first floor, radiator, storage cupboard.

**Living Room**

19' 0" x 10' 10" (5.79m x 3.30m)

A double aspect room with double glazed windows to front and rear, central feature fireplace, radiator, storage cupboard.

**kitchen/Dining Room**

13' 1" x 8' 2" (3.99m x 2.49m)

UPVC double glazed door to garden and double glazed window to rear, fitted in a range of base and wall mounted units, drawer units with complementary work surfaces over, stainless steel single drainer unit with mixer tap, space and plumbing for washing machine, space for gas cooker, complementing tiling, radiator, built in cupboards.

**First Floor Landing**

Double glazed window to front aspect, access to loft space, walk in storage cupboard with double glazed window to front, wall mounted boiler.

**Bedroom 1**

14' 5" x 8' 4" (4.39m x 2.54m)

Double glazed window to rear, range of fitted wardrobes, double glazed window to rear, radiator.

**Bedroom 2**

11' 10" x 8' 6" (3.61m x 2.59m)

Double glazed window to rear, built in wardrobe, fitted wardrobe, radiator.

**Wet Room**

Double glazed window to front, fitted in a three piece suite comprising low level WC, wash hand basin, wall mounted shower unit, tiled surrounds, radiator.

**Outside**

Paved small front garden area with low level railings. Twin gates lead to the driveway and garage/store with up and over door. The rear garden is fence and wall enclosed with patio seating area, being laid to lawn with mature borders

**Tenure**

Freehold

Council Tax Band - A

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Approximate Gross Internal Area  
69.4 sq m / 747 sq ft  
Garage = 13.3 sq m / 143 sq ft  
Total = 82.7 sq m / 890 sq ft



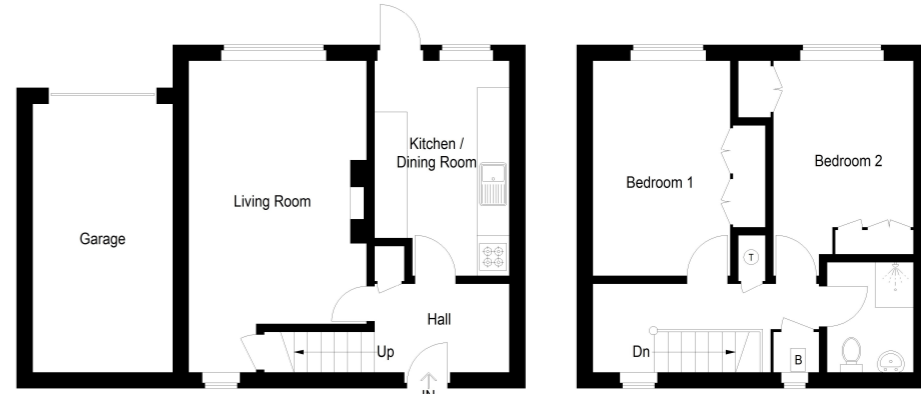
Ground Floor

First Floor

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. (ID1162963)  
Housepix Ltd



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