

3 Bedroom(s), Semi-Detached House, Freehold

Hoddesdon Crescent, Dunscroft.



- 3D Virtual Tour Available
- Modern and Stylish Breakfast Kitchen
- Ground Floor W/C
- Family Bathroom Suite
- Rear Enclosed Garden

- Lovely and Well Presented Semi Detached Family Home
- Lounge
- Three Bedrooms En Suite to Master
- Driveway Allowing for Off Road Parking

£180,000
For Sale

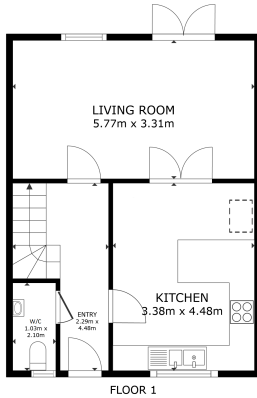
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... The house is perfect for small families or first time buyers like ourselves when we bought it. The house is ready to move straight into, requires no works. All the appliances such as dishwasher and oven are in excellent condition. The roof and boiler are from new. It would be a very low stress house to move into. This house has the ease of a new build, but because it was built by a smaller company, and not one of the new build giants, it is a lot more spacious and has well finished. Every bedroom is spacious, you don't have a box room like usual houses. The location is also great, it is a quiet cul de sac and you never get any noise or traffic. The neighbours are all fantastic. The drive is wide enough for 3 cars. It is very well insulated and energy bills are very low. You are close enough to the city centre that there are so many good links, but you're far away enough that you get more of a suburb feel.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 40.3 m² (432.8 sq ft)
TOTAL: 40.3 m²

Matterport

Breakfast Kitchen



Lounge

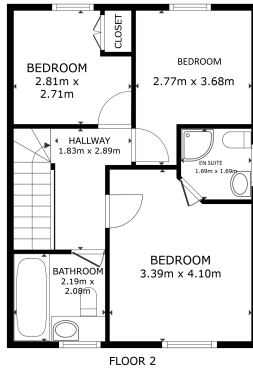


Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 80.5 sq. ft. FLOOR 2: 48.8 sq. ft.
TOTAL: 129.3 sq. ft.
FIGURES ARE APPROXIMATE AND SHOULD BE VERIFIED. ACTUAL MAY VARY.



Bedroom



Family Bathroom



Master Bedroom With En Suite



External

Front Aspect



Bedroom



Rear Garden



Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 3 years ago

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 3 years ago

Approximate Electrical System Test Date - 3 years ago

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -£936

Average Annual Gas Bills - £444

Average Annual Water Bills - £552

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 3 years ago

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	