

Offers Over £219,995 Leasehold



19 Hambledon Terrace, Higham, Burnley,
Lancashire BB12 9BN



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Located in the heart of rural Higham, this beautifully presented home offers spacious accommodation spread across three storeys, and is sure to catch the eye of anyone looking for their first home. The property is just a short walk from the well known 'Four Alls' public house and comprises of: two spacious, separate reception rooms, an eye catching modern kitchen, two first floor bedrooms with a 'hidden' access to the loft conversion that has previously been used as a third sleeping area, and a modern three piece bathroom suite (found on the middle floor). There is a low maintenance yard to the rear. EPC - D. Council Tax - Band B. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Located in the heart of rural Higham
- Beautifully presented accommodation on offer
- Spread across three storeys
- Two spacious, separate reception rooms
- Eye catching modern kitchen
- Two well proportioned first floor bedrooms
- Modern three piece bathroom suite
- Loft conversion with charming 'hidden' access
- Low maintenance rear yard
- EPC - D
- Council Tax - Band B
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.42m x 3.59m (14' 6" x 11' 9")

Dining Room

4.28m x 4.017m (14' 1" x 13' 2")

Kitchen

4.28m x 2.058m (14' 1" x 6' 9")

First Floor

Bedroom One

4.28m x 3.36m (14' 1" x 11' 0")

Bedroom Two

3.99m x 2.09m (13' 1" x 6' 10")

Bathroom



Loft Conversion

Loft Room

There is no planning permission that we can provide for this conversion.

Outside

Yard

Further Information

Further Informtion

The property is on a leasehold title, with the residue of a 999 year lease remaining.

The annual ground rent is believed to be £1.05.

Mobile coverage is offered by a number of companies, and ultrafast broadband is available.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		56	83
England, Scotland & Wales			
		EU Directive 2002/91/EC	