



Bloomfield Drive, Hinchbrook Park PE29 6LD

OIEO £275,000

- Well Presented Two Bedroom Home
- Enclosed Garden
- Two Car Driveway
- Desirable Location Close To Hospital
- Walking Distance Of Train Station
- Hinchbrook School Catchment
- Close To Hinchbrook Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

**Peter Lane**  
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EST 1990

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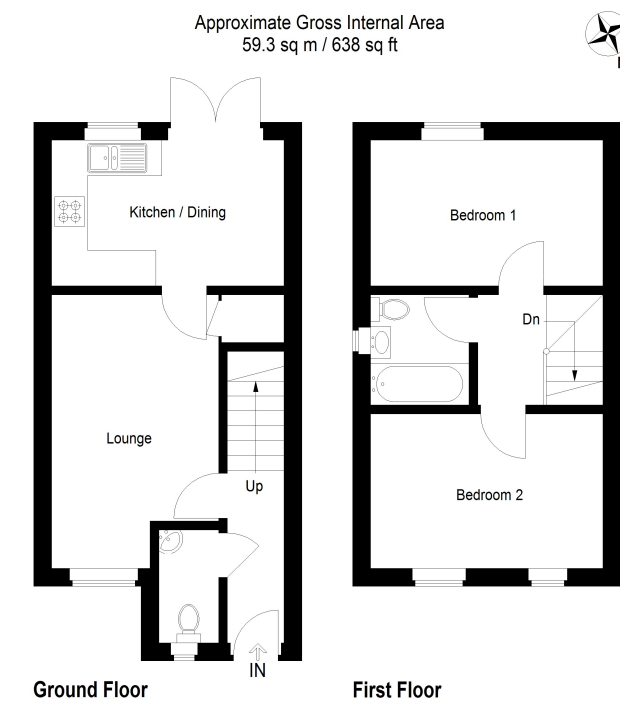
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1037401)  
Housepix Ltd

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## Glazed Composite Panel Door To

### Entrance Hall

9' 10" x 3' 5" (3.00m x 1.04m)

Single panel radiator, coats hanging area, stairs to first floor, inner door to

### Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mono block mixer tap and tiling, consumer unit, UPVC window to front aspect, composite floor covering.

### Sitting Room

15' 1" x 9' 2" (4.60m x 2.79m)

UPVC window to front aspect with view over pleasant green space, double panel radiator, TV point, telephone point, understairs storage cupboard with lighting.

### Kitchen/Dining Room

12' 7" x 8' 2" (3.84m x 2.49m)

UPVC window and French doors to garden terrace to the rear, the kitchen is fitted in a contemporary range of gloss base and wall mounted units with complementing work surfaces and up-stands, single drainer one and a half bowl single drainer sink unit with mixer tap, drawer units, a selection of integrated appliances incorporating fridge freezer, electric oven and gas hob with suspended extractor fitted above, concealed gas fired central heating boiler serving hot water system and radiators, automatic washing machine, single panel radiator, composite floor covering.

### First Floor Landing

Access to insulated loft space.

### Bedroom 1

12' 9" x 8' 4" (3.89m x 2.54m)

UPVC window to rear aspect, single panel radiator.

### Bedroom 2

12' 6" x 8' 6" (3.81m x 2.59m)

UPVC window to front aspect, single panel radiator, over stairs storage cupboard, telephone point.

## Family Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, shaver point, tiling, UPVC window to side aspect, panel bath with folding shower screen, mixer tap and multi head shower unit fitted over, extensive ceramic tiling, single panel radiator, composite flooring.

### Outside

To the front is an open plan shrub border with parking provision for two vehicles positioned to the side. The rear garden is pleasantly arranged with a paved seating area, shaped lawn, timber edged borders stocked with a selection of ornamental shrubs and flower beds, a timber shed, outside tap and lighting. The garden is enclosed by a combination of panel fencing.

### 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

Estate Management Fees - £186.49 payable annually

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