

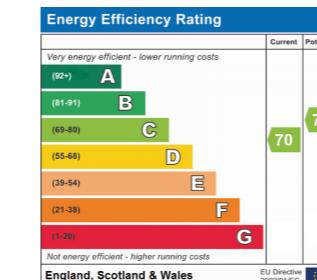


7 Arundel Road, Hartford PE29 1YW

£375,000



- Highly Sought After Location
- Three Bedrooms
- Family Bathroom
- Living/Dining Room And Kitchen
- Good Sized Front And Rear Gardens
- Garage And Off Road Parking Provision
- Close Proximity To Town Centre
- Offered For Sale With No Forward Chain



**Peter & Lane**  
PARTNERS  
EST 1990

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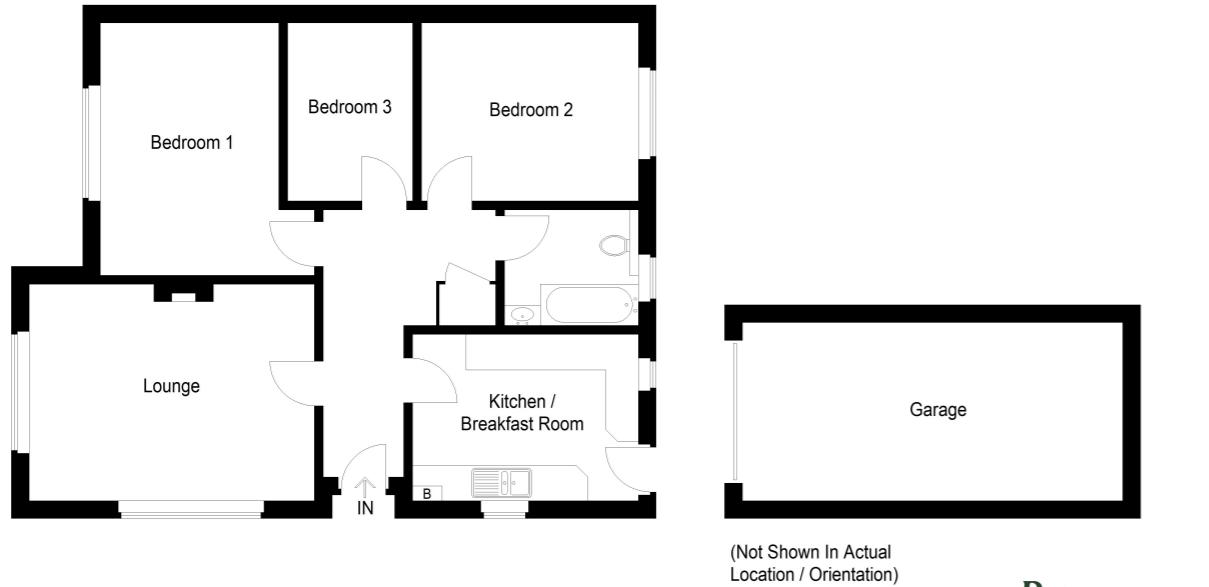
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1262590)  
Housepix Ltd

**Peter & Partners**  
EST 1990



## Composite Double Glazed Door To

### Entrance Hall

Coving to ceiling, laminate flooring, access to loft space, storage cupboard with hanging and shelving.

### Living/Dining Room

18' 7" x 12' 1" (5.66m x 3.68m)

A double aspect room with windows to front and side aspects, coving to ceiling, radiator, central feature fireplace with inset coal effect gas fire and surround, laminate flooring.

### Kitchen

12' 5" x 9' 5" (3.78m x 2.87m)

Windows to side and rear aspects, UPVC double glazed door to rear aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, one and a half bowl single drainer sink unit with mixer tap, electric oven and electric hob with cooker hood over, space and plumbing for washing machine, radiator, wall mounted central heating boiler serving hot water system and radiators, coving to ceiling, tiled flooring.

### Bedroom 1

14' 0" x 9' 11" (4.27m x 3.02m)

Window to front aspect, coving to ceiling, radiator, laminate flooring.

### Bedroom 2

12' 0" x 10' 0" (3.66m x 3.05m)

Window to rear aspect, coving to ceiling, radiator.

### Bedroom 3

9' 11" x 7' 0" (3.02m x 2.13m)

Window to side aspect, coving to ceiling, radiator.

## Family Bathroom

Window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with mixer tap hand shower, complementing tiling, coving to ceiling, tiled flooring, radiator.

## Outside

The front garden is enclosed and laid to lawn with planted borders. Double gates open to the driveway which provides off road parking for several vehicles and leads to the **Single Garage** up and over door, window to side and personal door to side. Side gated access leads to the rear garden with a partially covered patio seating area, an area laid to lawn with mature beds, garden shed and enclosed by 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 - D