



Rodney Road, Hartford PE29 1RZ

Guide Price £350,000

- Extended Family Home
- Four Bedrooms
- Re-Fitted Kitchen/Dining Room
- Re-Fitted Family Bathroom And Downstairs Cloakroom
- Landscaped Gardens
- Two Car Driveway
- Popular Estate Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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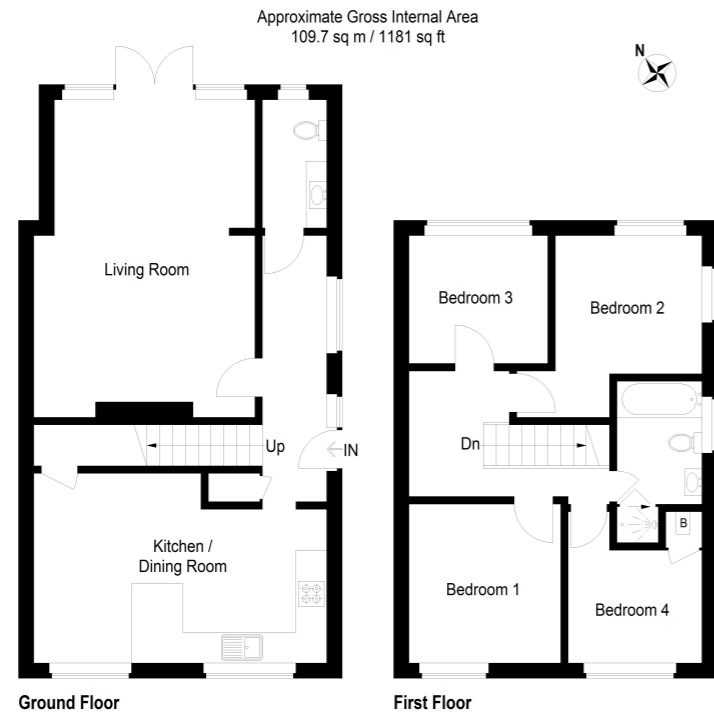
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1219525)

Housepix Ltd



## UPVC Double Glazed Front Door With Side Panel To

### Entrance Hall

Vinyl floor covering, stairs to first floor, understairs storage, radiator with decorative cover, UPVC window to side aspect.

### Cloakroom

Fitted in a two piece suite comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, UPVC window to garden aspect, radiator, vinyl floor covering, coving to ceiling.

### Sitting Room

20' 4" x 14' 1" (6.20m x 4.29m)

French doors to decked garden terrace, TV point, telephone point, coving to ceiling, radiator.

### Kitchen/Breakfast Room

18' 8" x 12' 2" (5.69m x 3.71m)

Fitted in a range of Shaker style base and wall mounted cabinets with complementing work surfaces with re-tiled surrounds, appliance spaces, drawer units, pan drawers, single drainer ceramic sink unit with directional mixer tap, integral electric oven and induction hob with bridging unit and extractor fitted above, central dividing peninsular unit, double panel radiator, coving to ceiling, vinyl floor covering, two UPVC windows to front aspect.

### Utilities Cupboard

Appliance spaces, fixed display shelving, vinyl floor covering.

### First Floor Galleried Landing

Coving to ceiling, double panel radiator, access to insulated loft space.

### Bedroom 1

10' 2" x 10' 2" (3.10m x 3.10m)

Independent air conditioning unit, UPVC window to front aspect, cupboard storage.

### Bedroom 2

9' 10" x 8' 10" (3.00m x 2.69m)

A double aspect room with UPVC windows to side and rear aspects, double panel radiator, independent air conditioning unit.

### Bedroom 3

8' 10" x 8' 2" (2.69m x 2.49m)

UPVC window to rear aspect, double panel radiator, laminate flooring, coving to ceiling.

### Bedroom 4

8' 6" x 7' 3" (2.59m x 2.21m)

UPVC window to front aspect, double panel radiator, coving to ceiling, independent air conditioning unit.

### Family Bathroom

Beautifully re-fitted in a three piece range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap, coving to ceiling, UPVC window to side aspect, panel bath with mixer tap, porcelain tiling, chrome heated towel rail, walk in screened shower enclosure with independent shower unit fitted over, vinyl floor covering.

### Outside

The front garden is planned with low maintenance in mind, hard landscaped giving provision for two large vehicles, timber constructed planters. The rear garden is pleasantly arranged with a timber decked seating area, timber constructed planters, an area of Astro, timber shed, log cabin and the garden is enclosed by a combination of panel fencing offering a reasonable degree of privacy.

### 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 - C



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