

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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£220,000




23 Hillview Avenue, Prehen, BT47 2NU

- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT DOOR
- SECURITY SYSTEM INSTALLED
- EPC RATING D



	Current	Potential
A 92 plus		
B 81-91		
C 69-80		
D 55-68	58	64
E 39-54		
F 21-38		
G 1-20		

Technical Information Benchmark



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ACCOMMODATION

HALLWAY

Having hotpress, cloaks cupboard, laminated wooden floor.

LOUNGE

20'11" x 13'3" (6.38m x 4.04m)

Having hole in wall style fireplace, tiled hearth, double folding doors to Dining.

DINING ROOM

9'11" x 9'11" (3.02m x 3.02m)

Having wooden ceiling.

KITCHEN

13'10" x 9'10" (4.22m x 3.00m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, leaded glass display cupboards, open corner display shelves, plumbed for dishwasher, breakfast bar.

FAMILY ROOM

10'10" x 10'4" (3.30m x 3.15m)

Having laminated wooden floor.

UTILITY ROOM

9'11" x 6'1" (3.02m x 1.85m)

Having sink unit, plumbed for washing machine, tiled floor.

DOWNSTAIRS WHB & WC

Having tiled floor.

FIRST FLOOR

Landing having toilet and WHB off.

BEDROOM (1)

13'5" x 9'11" (4.09m x 3.02m)

Having built in wardrobes with cupboards over.

BEDROOM (2)

13'3" x 10' (to widest points) (4.04m x 3.05m (to widest points))

Having built in wardrobes.

BEDROOM (3)

9'9" x 8' (2.97m x 2.44m)

Having laminated wooden floor.

BEDROOM (4)

10' x 8'11" (to widest points) (3.05m x 2.72m (to widest points))

Having staircase to attic storage, laminated wooden floor.

BATHROOM

Comprising of bath with telephone hand shower to taps, WHB, WC, walk in electric shower, fully tiled walls and floor.

EXTERIOR FEATURES

GARAGE 18' X 11'10" Having up and over door, light and power points with store off and rear doors.

Extensive lawns to front side and rear.

Well stocked with mature plants, trees and shrubs.

Walled to front with double entrance gates.

Tarmac driveway.

Car port to side.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1195.04 (June 2019)

