



HOMES **HP** PARTNERSHIP

Ferndown

Pound Hill, Crawley, RH10 3SB

- Two bedroom terraced house
- No onward chain
- Refitted kitchen & bathroom
- 1.5 miles to Three Bridges train station
- Viewing recommended
- Popular location
- Private rear garden
- Allocated parking space
- Ideal first time home or investment purchase
- EPC rating D

£270,000 - £280,000 Guide price



Offered for sale with no onward chain, via Homes Partnership is this two bedroom terraced house situated in the residential neighbourhood of Pound Hill. The property is located just 1.5 miles from Three Bridges train station. The ground floor accommodation comprises a lounge to the front and a refitted kitchen with built in oven & hob and a door opening to the rear garden. On the first floor there are two bedrooms and a refitted bathroom. Benefits include double glazing throughout and heating via electric heaters. Outside there is a small area laid with shingle to the front, the rear garden is low maintenance having shingle and artificial grass. There is one allocated parking space. In our opinion this would be an ideal first time purchase and would make a great addition to any property portfolio and we would advise an early view ing.

CANOPY PORCH External courtesy light. Utility meter cupboard. Double glazed front door opening to:

LOUNGE 15' 7" x 11' 8" (4.75m x 3.56m) approximate. Double glazed window to the front. Under stair recess. Modern / feature electric wall mounted fire. Stairs to the first floor. Door to:

KITCHEN 11' 8" x 5' 11" (3.56m x 1.8m) approximate. Refitted with a range of wall and base level units with a white gloss finish incorporating a one and a half bowl, single drainer stainless steel sink unit with mixer tap. Built in electric oven and built in induction hob with filter over. Space for fridge / freezer and washing machine. Double glazed window to the rear and double glazed door opening to the rear garden.

LANDING Stairs from the lounge with banister. Doors to both bedrooms and bathroom.

BEDROOM ONE 12' 11" (3.94m) maximum narrowing to 11' 4" x 11' 7" (3.45m x 3.53m) approximate. Double glazed window to the front. Airing cupboard with shelving housing hot water tank. Electric heater.

BEDROOM TWO 10' 10" x 5' 7" (3.3m x 1.7m) approximate. Double glazed window overlooking the rear garden. Hatch to loft space. Electric heater.

BATHROOM Refitted with a white suite comprising a panelled bath with mixer tap, shower attachment and wall mounted shower over, pedestal wash hand basin and a low level WC. Tiled flooring. Double glazed opaque window to the rear.

OUTSIDE

FRONT GARDEN There is an area to the front laid with shingle.

REAR GARDEN Laid with shingle and artificial grass. External water tap. Security light. Enclosed by fence with gated rear access.

ALLOCATED PARKING There is one allocated parking space.

USEFUL INFORMATION

MAINS SERVICES Electric / Water / Drainage

INFORMATION FOR INVESTORS

Anticipated rental value £1050
Anticipated gross yield 4.67%

TRAVELLING TIME TO STATIONS

Three Bridges By car 7 mins On foot 29 mins - 1.5 miles (source google maps)

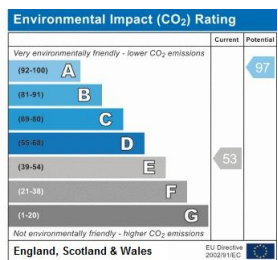
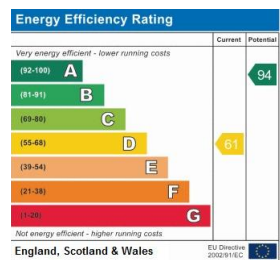
AREA INFORMATION The ever popular Pound Hill is located on the east of Crawley and is bordered by Three Bridges and Manor Royal to the west and Maidenbower to the south. It is one of the largest local neighbourhoods and has a variety of housing from first time buyer flats to executive detached houses approaching £1,000,000. There are two parades of shops, three pubs, three churches and surgeries in the area. Schooling includes an infant school, junior school, primary school and large parts of the neighbourhood fall within the catchment area of Hazelwick School in Three Bridges. There is a bowls club, and Worth Park Gardens offer formal gardens and lake, croquet lawn and tennis court; some of the beautiful trees in the gardens date back to the original planting in the 1840s! Pound Hill is serviced by the Metrobus routes and Three Bridges mainline train station is easily accessible with fast and direct routes to London and Brighton.

TENURE Freehold

COUNCIL TAX BAND C £1,724

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £100 - £250. Suppliers generally pay referral fees to all introducers for marketing services.



www.homes-partnership.co.uk

01293 529999

IN ACCORDANCE WITH THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 WE DRAW YOUR ATTENTION TO: A wide angled lens is used in all photography in order to show as much of each room as possible, as a result some of the rooms may appear distorted in appearance. All measurements are approximate and rounded, and should not be relied upon; tolerance +/- 3". In accordance with our obligations every effort will be made to enquire about planning consents or building regulation approval (if applicable). Please note that burglar alarm systems, telephone, TV and power points will not be tested nor will plumbing, central heating systems, fires/fireplaces, wiring, services, appliances or white goods. The structure of the property will not be investigated in any way nor will any check on the boundaries, tenure or title be made (beyond our obligations). If there is anything in these particulars of particular importance to you please contact us and we will check the information for you. We recommend that purchasers also make their own enquiries.