



Havengore House,

PUBLIC NOTICE - We are in receipt of an offer of £210,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

- 2 Double bedrooms
- Fantastic location
- Communal parking
- Garage and Shed
- Chain free
- First floor
- In need of modernisation
- Communal gardens
- South facing balcony
- Very close to Leigh Broadway

£199,950 Leasehold

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Front aspect

Private road leading to communal doors with system to communal hall with lift and stairs to first floor and own hardwood front door with frosted glass inset to:

Inner hallway

Doors to all rooms, 2 x storage cupboards, power points, storage heater.

Lounge 15'0" by 12'8" (4m 57cm x 3m 86cm)

Double glazed window and door to the rear aspect and balcony with West facing views over the communal gardens, power points, tv point, 2 x storage heaters.

Kitchen 10'2" by 9'0" (3m 10cm x 2m 74cm)

Double glazed window to the side aspect, eye level and base level units, roll top work surfaces, stainless steel sink with single drainer and mixer taps, space for fridge freezer, power points, tiled splash backs, tiled flooring, space for washing machine.

Bedroom 1 11'7" by 11'0" (3m 53cm x 3m 35cm)

Double glazed window to the front and side aspects, electric heater, power points, tv point.

Bedroom 2 11'3" by 10'0" (3m 43cm x 3m 5cm) Max

Double glazed window to the side aspect, power points and tv point.

Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin, shower cubicle with wall mounted electric shower, tiled splash backs, electric towel rail, double glazed window to the side aspect.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Outside

Communal gardens, mainly laid to lawn, mature shrub borders, communal parking, own garage, own shed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		42	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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