



Sough Hall Avenue, Thorpe Hesley, S61

£200,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

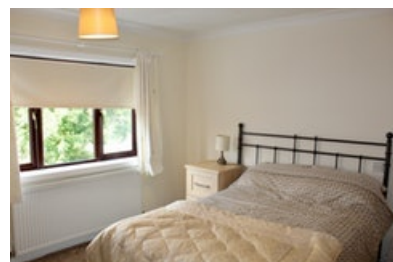
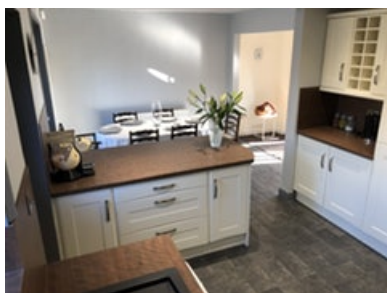
NO CHAIN | Ideal Family Home | Open Plan Living | Breakfast Bar | Modern Kitchen/Diner | Conservatory | CCTV System | Detached Garage | Private Driveway | Generous Rear Garden | Sought After Location | Integrated Appliances | EARLY VIEWING ADVISED!!

Key features:

- Ideal Family Home
- Open Plan Living
- Modern Kitchen/Diner
- Breakfast Bar
- Integrated Appliances
- Conservatory
- CCTV System
- Cavity Wall Insulation & Loft Insulation
- Generous Rear Garden
- Private Driveway
- Detached Garage
- Sought After Location
- NO CHAIN

Extra info:

- **Property Age:** 53 years
- **Council Tax:** Band B (£1391.82 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



***** Guide Price £200,000 to £210,000 *****

This well-presented 3 bedroom house is nestled in the sought after area of Thorpe Hesley and is well placed for access to local amenities whilst having excellent transport links.

This impressive and beautifully proportioned property offers no upwards chain, a gas central heating system, a CCTV system (featuring 4 cameras) and double glazing throughout. The property also has the benefit of cavity wall insulation and loft insulation.

Downstairs boasts an entrance hall, modern kitchen/diner (featuring integrated hob, oven, dishwasher and fridge freezer with space provided for a washing machine) complete with breakfast bar and sliding doors leading into a lovely natural light filled conservatory. The dining room also leads to the spacious living room offering open plan living.

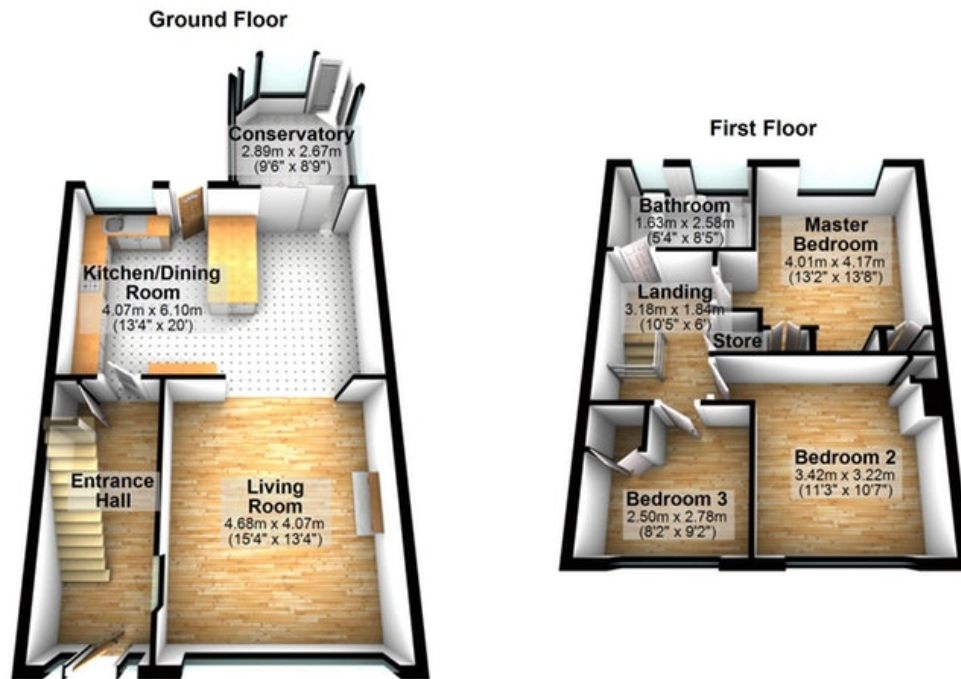
Upstairs, the property comprises of three generous bedrooms (featuring fitted wardrobes in the master bedroom and built-in storage in bedrooms 2 and 3) and a family bathroom featuring a three piece suite.

To the rear of the property, there is a low maintenance private enclosed garden featuring york stone patio which would be ideal for hosting friends and family. Behind the rear garden, there is also a detached garage which is currently being used for storage.

To the side of the property there is a private driveway offering ample parking whilst to the front of the property, there is a lawned garden.

Early viewing is essential to avoid missing out on this superb home!

Floor plan:



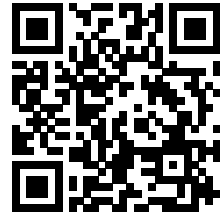
Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	62
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
Current	84
England & Wales EU Directive 2002/91/EC	

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) A	
(81 to 91) B	86
(69 to 80) C	
(55 to 68) D	62
(39 to 54) E	
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Not environmentally friendly - higher CO2 emissions	
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MISREPRESENTATION ACT, 1967.

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