

Surbiton Road, Hartburn



Asking Price £185,000

**IH** INGLEBY HOMES









This attractive three bedroom detached home certainly merits early inspection, being priced for a quicker sale under a Taylor Wimpey Part Exchange scheme.

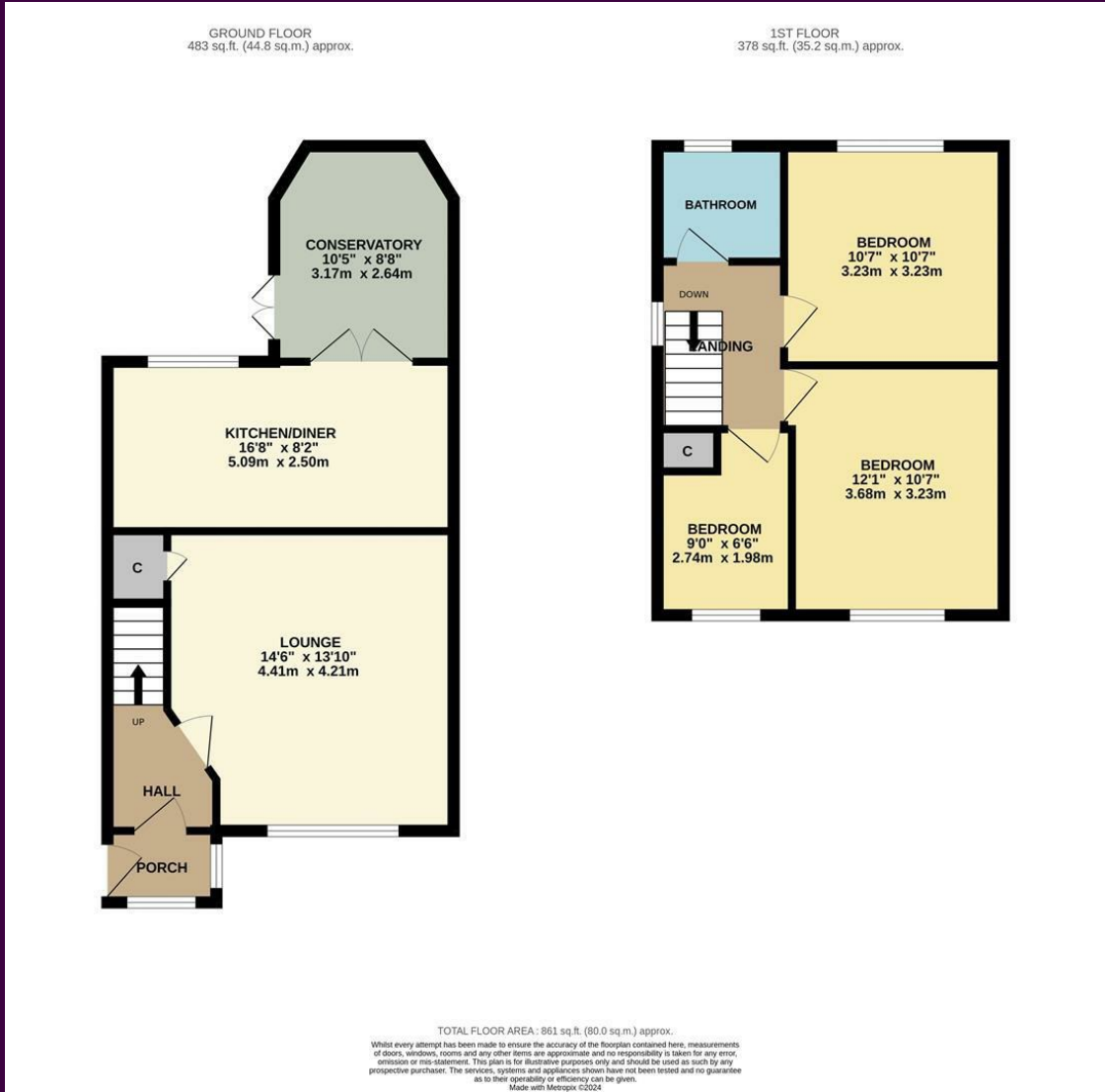
Enjoying a pleasant location on Surbiton Road, on the outskirts of Hartburn, enjoying an established, and enclosed westerly rear garden, front garden, drive and garage, whilst being well positioned for local amenities and schooling.

Internally, the accommodation is modern and tasteful, whilst additions such as the front porch and rear conservatory increase the space, with upgrades including an impressive fitted kitchen and stylish family bathroom.

Briefly, the accommodation comprises an entrance porch, hall, spacious lounge, open-plan kitchen/diner and conservatory to the ground floor. The first floor delivering three good bedrooms, and the family bathroom.



# The Layout



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



Council Tax Band: C  
Tenure: Freehold





- Favoured residential location on the outskirts of Hartburn
- An attractive three bedroom detached property
- Enclosed westerly rear garden, front garden, drive and garage
- Impressive refitted modern kitchen
- Stylish refitted family bathroom
- Early viewing advised