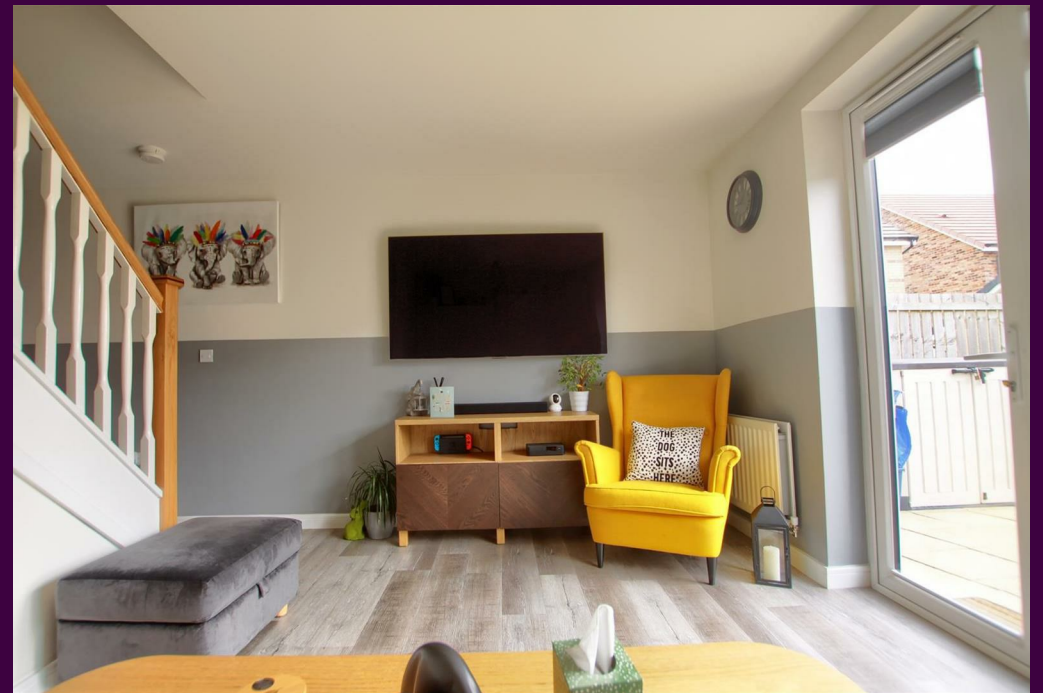


Hay Close, Summerfield Village



£160,000





Built by Avant Homes and situated in this modern, and very popular Summerfield Village development, this especially impressive two bedroom property certainly merits closer inspection.

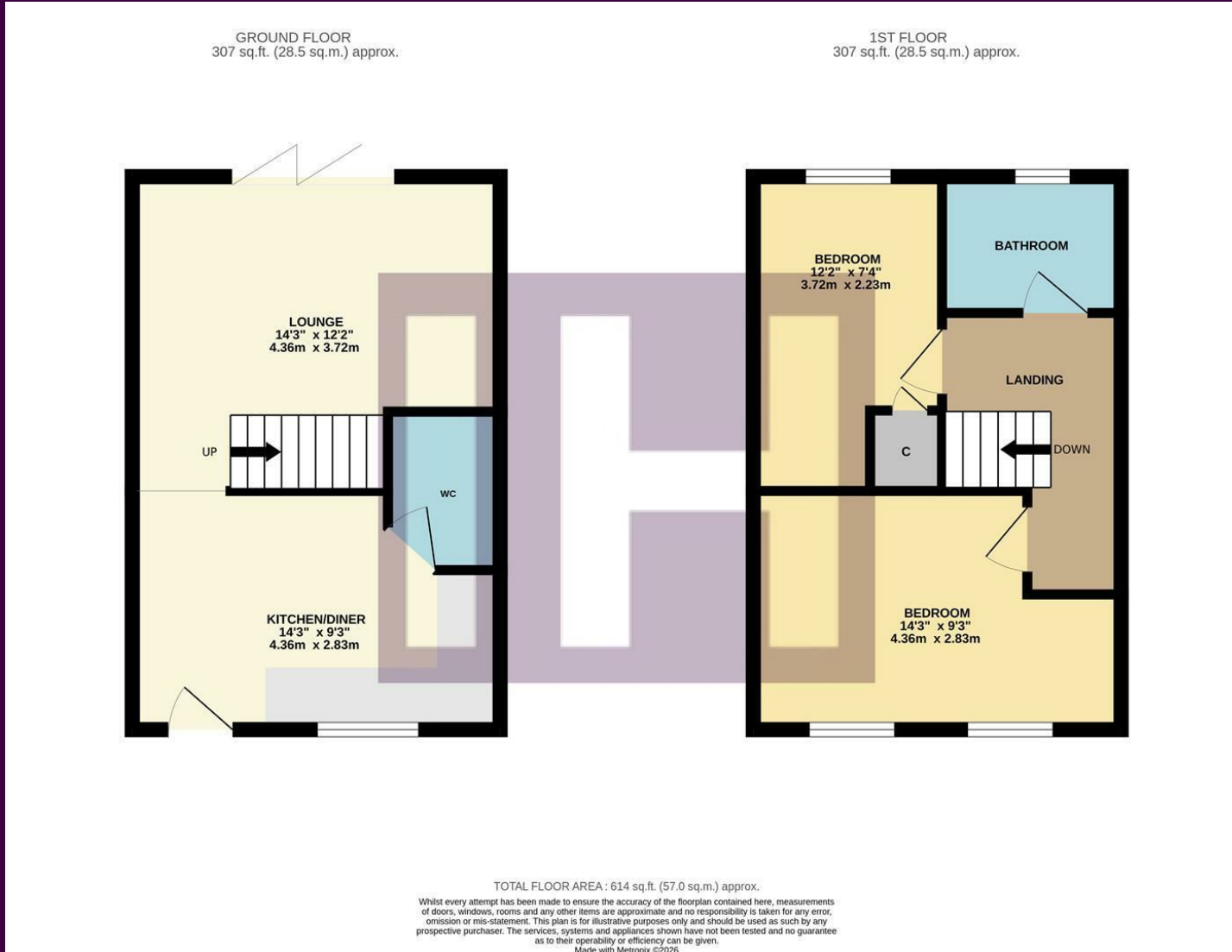
Enjoying a surprisingly generous plot, with large rear garden, side drive and open front outlook, this is a property that may prove to be of particular interest to the first time buyer.

Stylishly delivered, and modern the internal accommodation comprises a smart kitchen/diner, cloakroom/WC and open-plan lounge with feature, bi-fold doors to the garden.



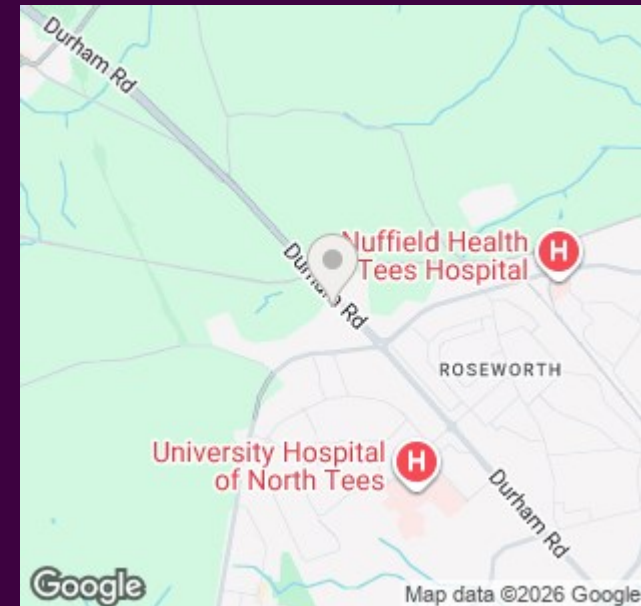
The first floor brings two good bedrooms, and the stylish family bathroom. The front drive allows off-road parking, whilst the rear garden is generous, laid mainly to lawn, fully fence enclosed with near-end patio.

# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		97	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	83		(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		EU Directive 2002/91/EC	England & Wales

# The Location



Council Tax Band:

B

Tenure:

Freehold

- Impressive 'Avant' built two-bedroom property
- Contemporary open-plan ground floor living
- Favoured modern development
- Selling as part of a Taylor Wimpey Part Exchange scheme - offers invited
- Stylish kitchen and family bathroom
- Front drive, and generous rear garden