

48 Alexandra Way  
, Henley Grange, NE28 9JX

\*\* LOVELY FIRST HOME \*\* BUILT 2007 \*\* READY TO MOVE INTO \*\* ALLOCATED PARKING TO REAR\*\*

\*\* CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND MAJOR ROAD LINKS \*\* FREEHOLD \*\*

\*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\*

Offers Over £175,000



- Great First Time Buy
- Freehold
- Parking to the Rear
- Three Bedroom Mid Terraced House
- Built 2007
- Energy Rating C
- Allocated Parking to Rear
- Close to Local Amenities, Transport Links and Major Road Links
- Council Tax Band B

### Entrance

Composite door into entrance hallway - radiator and access to...

### Downstairs WC

3'2" x 4'9" (0.97 x 1.45)

Double glazed window, and radiator, fitted with a two piece suite, and tiled flooring. Boiler.

### Kitchen/Diner

13'3" max x 11'7" max (4.05 max x 3.53 max)

Double glazed window, radiator, dining area to one side. Kitchen is fitted with a comprehensive range of floor and wall units, counters and sink, gas hob with an extractor hood over and an electric oven. Part tiled walls and laminate flooring.

### Living Room

11'5" x 14'8" (3.49 x 4.46)

Double glazed window, and French doors to the rear garden, radiator, recessed lighting and laminate flooring. There is an under stairs storage cupboard here too.

### Stairs to First Floor

Landing, with radiator, leading to...

### Bedroom 1

9'3" x 14'9" (2.83 x 4.49)

Two double glazed windows, radiator and storage cupboard.

### Bedroom 2

9'5" x 7'11" (2.86 x 2.41)

Double glazed window, and radiator.

### Bedroom 3

6'5" x 6'4" (1.96 x 1.94)

Double glazed window and radiator.

### Bathroom

8'4" x 5'5" (2.55 x 1.64)

Radiator, tiled walls and flooring, fitted with a WC, wash hand basin, and bath with overhead shower.

### External

There is a small "town" style garden to the front, railed and gated for privacy. To the rear, there is a low maintenance fenced garden. There is allocated parking to the rear also.

### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage

prediction and your experience.

EE- Good outdoor and in-home

O2- Good outdoor

Three- Good outdoor, variable in-home

Vodafone - Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

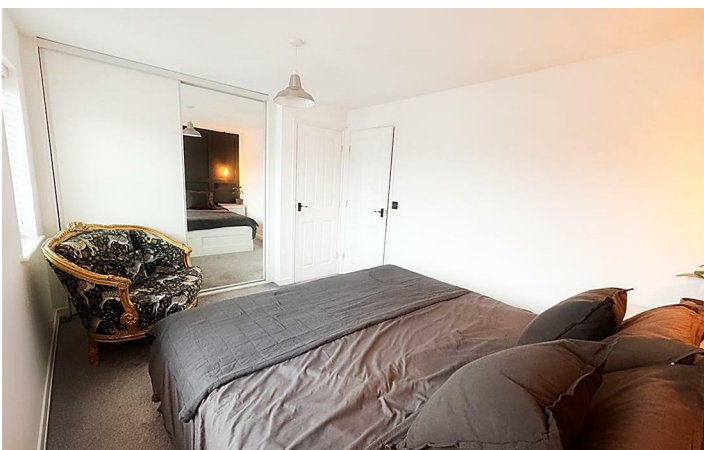
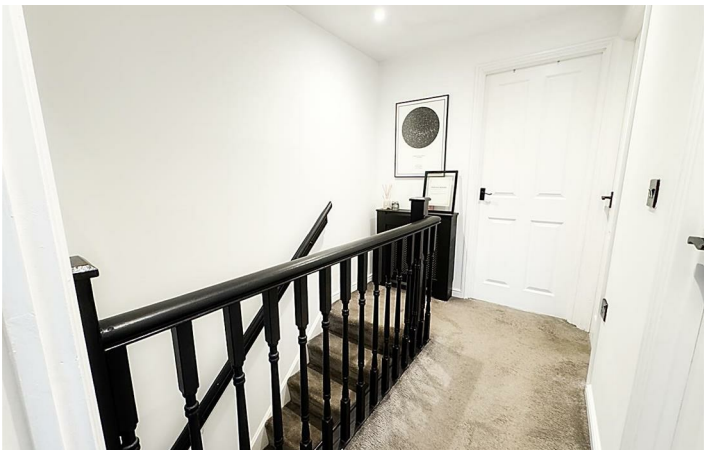
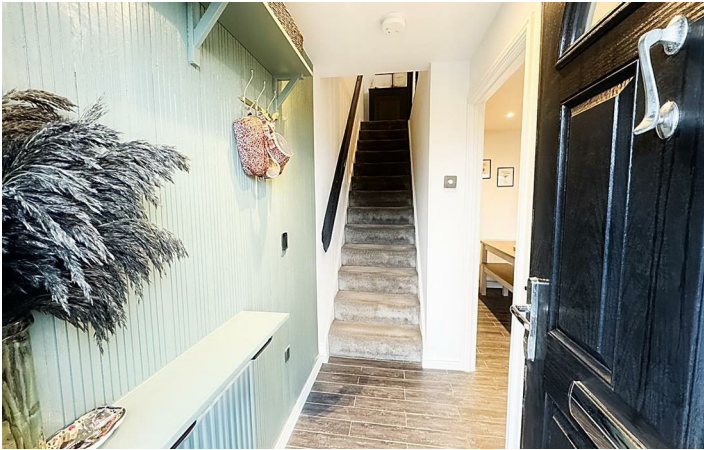
Rivers and the sea: Very low.

#### CONSTRUCTION:

Traditional.

This information must be confirmed via your surveyor and legal representative.







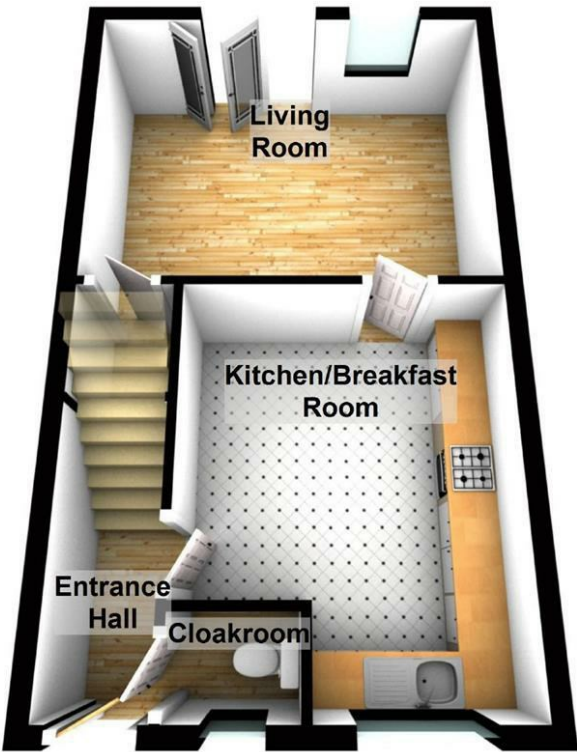




Floor Plan

Ground Floor

Approx. 21.6 sq. metres (232.2 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.2 sq. feet)



Total area: approx. 51.5 sq. metres (554.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	