

# HUNTERS®

HERE TO GET *you* THERE

**24 Nickleby Road, Chalk, DA12 4UG**

**Guide Price £350,000**

**Property Images**



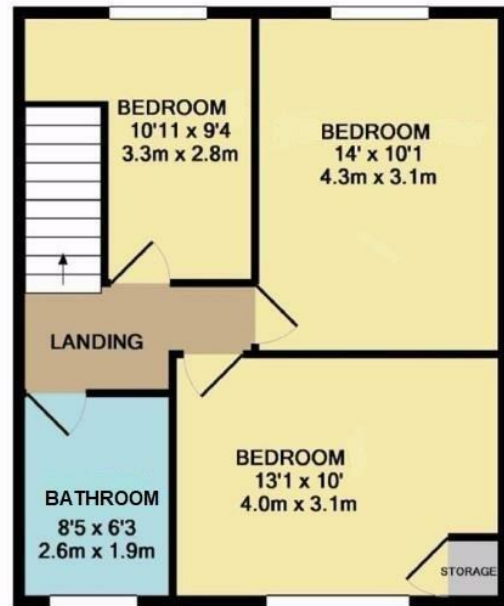
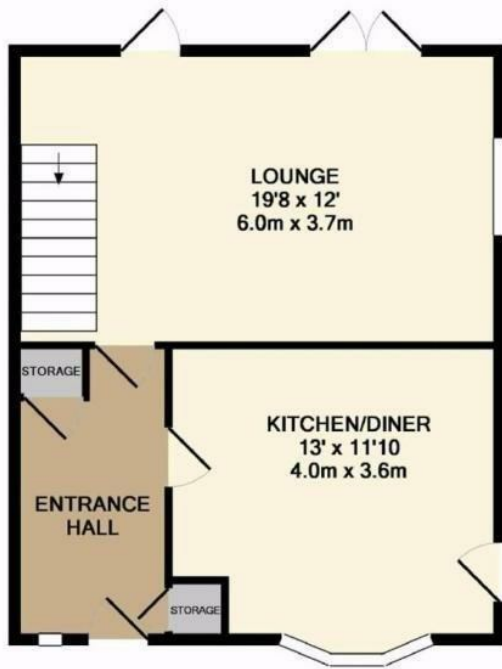
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## Property Images







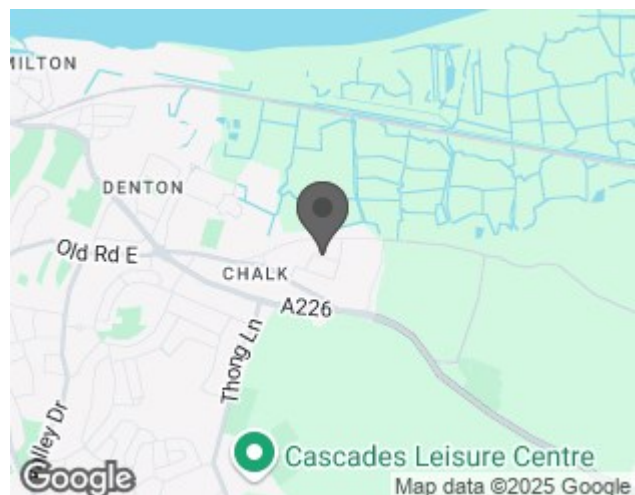
TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Reception: 1  
Tenure: Freehold

GUIDE PRICE £350,000-£375,000.

We are delighted to bring to the market this well presented, three bedroom end of terrace property in the peaceful semi-rural village of Chalk.

This lovely home, situated on Nickleby Road is set back from the road, across a pleasant tree lined green allowing any buyer to simply move in straight away as it has been well maintained and improved by the current owners.

The downstairs accommodation comprises of a good-sized entrance hall, kitchen/diner and large family lounge which has a single and french doors that open onto the patio and South facing garden.

Upstairs the landing provides loft access and leads to three bedrooms, two of which are double rooms, and one currently being used as a home office, plus a family bathroom with a modern suite, bath and electric shower over.

Externally, to the front of the property there is an attractive lawned garden with feature blossom tree adding colour and personality to the property. There is a side gate providing convenient access to the rear garden.

To the rear of the property there is a mature south facing garden with a grass lawn, patio and pathway leading to the single garage at the rear. The garage is approached via a dedicated access road, it has an up-and-over door and a pedestrian door into the garden. The garage has power and lighting installed.

Call now to arrange your immediate viewing!

## Features

• THREE BEDROOMS • KITCHEN/DINER • LOUNGE • WELL PRESENTED • MATURE GARDEN • GARAGE TO REAR • VIEWING RECOMMENDED • EPC RATING- C