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27 Glengarven Close, Washington, NE38 0DY

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# 27 Glengarven Close, Washington, NE38 0DY

## Offers Over £135,000

Situated in the serene Glengarven Close, Washington, this delightful semi-detached house presents an excellent opportunity for a variety of buyers. Spanning approximately 590 square feet, the property boasts a welcoming entrance that leads into a spacious reception room, ideal for both relaxation and entertaining guests. The well-designed kitchen and dining area provide a lovely view of the garden.

This home features three bedrooms, ensuring ample space for family or guests. The family bathroom is conveniently located, enhancing the practicality of the layout. Outside, the property is complemented by a driveway that accommodates vehicles, along with a front garden that adds to its curb appeal. The rear garden is particularly noteworthy, as it is not overlooked and offers picturesque views of surrounding trees, providing a peaceful retreat. Additionally, side door access to the garage enhances convenience.

The location of this property is highly advantageous, with local shops and amenities just a short walk away. For those who commute, the property is well-connected to major roads, including the A1 and A19, facilitating easy travel to nearby towns and cities. Furthermore, it falls within the catchment area for esteemed local schools, such as Holley Park and Oxclose Comprehensive, making

In sum

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

54.8 m<sup>2</sup>  
590 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

**Entry**

4'0" x 2'9"

**Living Room**

12'3" x 15'4"

**Kitchen**

12'3" x 9'4"

**Landing**

5'10" x 6'2"

**Bedroom 1**

10'4" x 8'6"

**Bedroom 2**

6'3" x 9'8"


**Bedroom 3/Office**

5'10" x 6'7"

**Bathroom**

5'6" x 6'2"

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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