



Holroyd

Residential Sales & Lettings



Duncton Close, Haywards Heath

Guide Price: £325,000 to £335,000

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WALK-THROUGH VIDEO TOUR - GARAGE INCLUDED - Guide Price: £325,000 to £335,000 - This 3 bedroom mid-terraced family home is conveniently located providing easy access to Haywards Heath town centre and The Broadway with its wide range of bars and restaurants. The internal accommodation is neutrally decorated and briefly comprises an entrance hall, lounge/dining room, kitchen, family bathroom and 3 bedrooms with built in storage to the 2 largest bedrooms. Outside is a south facing rear garden leading to a single garage which has power. The property is being sold with no onward chain. Council Tax Band: C

Located in Haywards Heath which offers a wide range of facilities including a main shopping centre, leisure centre and primary and secondary schools. Haywards Heath is within easy commuting distance by car or train of London, Brighton and Gatwick.

- Central Location
- Mid Terraced Family Home
- Garage
- South Facing Rear Garden
- Chain Free

GROUND FLOOR:

ENTRANCE HALL:

Double glazed front door opening to the entrance hall. Radiator. Stairs to the first floor landing. Door to...

LOUNGE/DINING ROOM:

Twin aspect with a double glazed window to the front and double glazed door to the rear. Radiator. TV point. Door to...

KITCHEN:

Fitted with an attractive range of floor and wall units with inset stainless steel sink and drainer with mixer tap. Four ring electric hob and oven. Plumbing and appliance space for a washing machine and fridge/freezer. Part tiled walls. Double glazed window to front aspect.

FIRST FLOOR:

LANDING:

Hatch providing loft access. Two storage cupboards. Doors to...

BEDROOM 1:

Double glazed window to rear aspect. Radiator. Built

in storage cupboard with a hanging rail and additional shelving above.

BEDROOM 2:

Double glazed window to front aspect. Radiator. Built in storage cupboard with a hanging rail and additional shelving above.

BEDROOM 3:

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM:

White suite comprising a panelled bath with Triton electric shower above, wash basin and low level WC. Radiator. Part tiled walls. Tiled flooring.

OUTSIDE:

REAR GARDEN:

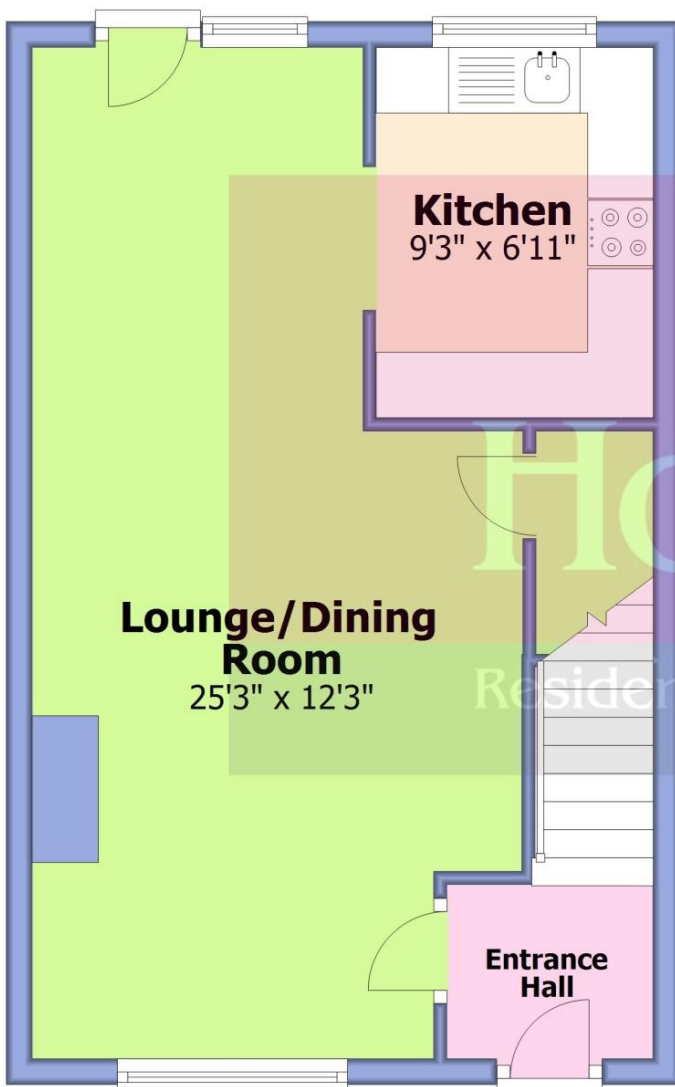
South facing, split level rear garden which is mainly paved. Outside tap. Rear gated access. Door to...

GARAGE:

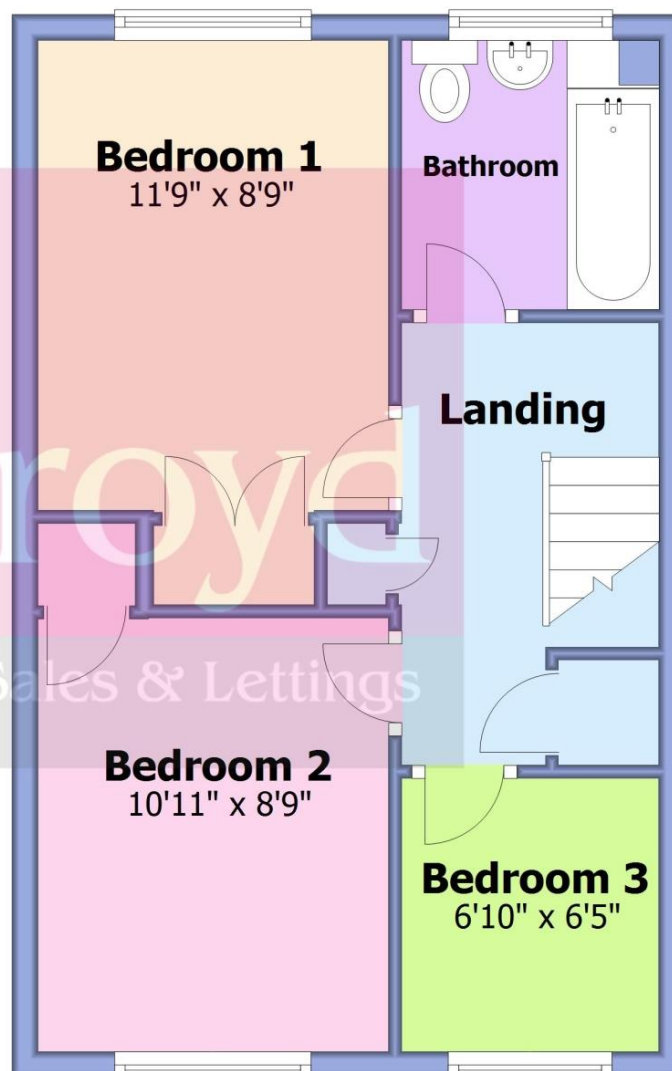
Up and over door to the front. Power. Side door opening to the rear garden.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

DISCLAIMER PROPERTY DETAILS

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.