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HR HARRISONS
REEVE

36 Moyle Close

• Parkwood

Price: £260,000



36, Moyle Close, , ME8 9RH
£260,000

- TWO BEDROOM TERRACE HOME
- GARAGE EN BLOC
- CONSERVATORY
- MODERN FITTED KITCHEN
- CLOSE TO SCHOOLS & AMENITIES
- LARGE REAR GARDEN
- CTAX BAND: B
- EPC RATING: D
- APPROX 801 SQ FT

Located in the charming area of Moyle Close, this delightful two-bedroom terraced home offers a perfect blend of comfort and modern living.

The property boasts a contemporary fitted kitchen, designed with functionality in mind, making it a joy for any home cook. Adjacent to the kitchen, you will find a lovely conservatory that floods the space with natural light, creating a serene spot to enjoy your morning coffee or unwind after a long day.

The two well-proportioned bedrooms provide ample space for rest and relaxation, making this home suitable for small families, couples, or individuals seeking extra room. The bathroom is conveniently located, ensuring ease of access for all residents.

Additionally, this property includes a garage en bloc, offering secure parking and extra storage space, a valuable asset in today's busy lifestyle.

With its modern features and convenient location, this terraced house is an excellent opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely home your own.

EPC Rating: D

Entrance Hall
10'0" x 6'5" (widest points) (3.05m x 1.97m (widest points))

Kitchen
6'11" x 11'7" (2.11m x 3.54m)

Lounge
14'11" x 10'5" (4.56m x 3.20m)

Conservatory
12'8" x 9'5" (3.87m x 2.89m)

Landing
8'2" x 4'0" (2.51m x 1.22m)

Bedroom 1
13'10" x 10'6" (4.24m x 3.22m)

Bedroom 2
7'10" x 10'6" (2.41m x 3.22m)

Bathroom
5'0" x 7'10" (1.54m x 2.41m)

Garden

Garage

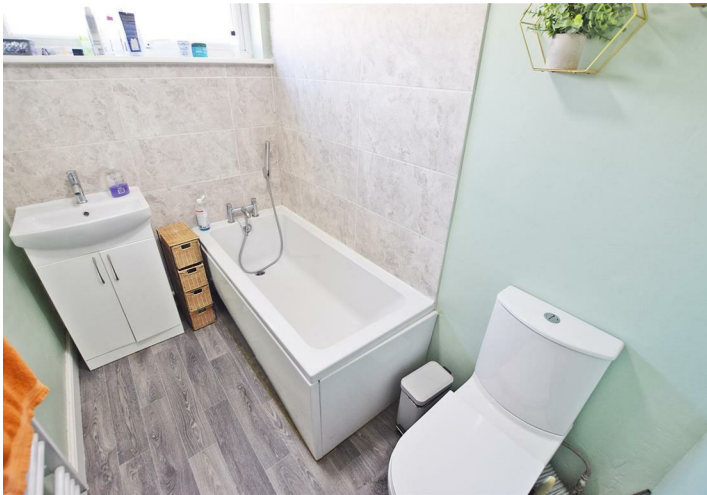
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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