



Pollards Hill North

£650,000

A terrific chance to purchase this really spacious four bedroom family home with ample off street parking and a large thru reception room incorporating a raised dining area. The property also benefits from a huge dry basement with power & light ideal for a study, gym or music room, two exceptional ultra modern shower rooms, four bedrooms a fitted kitchen with integral appliances and vacant possession.

The property also benefits from gas central heating and double glazing, save the stained glass window which has been restored and retained.

Pollards Hill North

Entrance



Dining room 10'9" x 10'9" (3.3 x 3.3)



Lounge area 30'10" x 13'1" (9.4 x 4)



Dining room rear view



Lounge area (alt aspect)



Kitchen 25'7" x 8'10" (7.8 x 2.7)



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Kitchen (alt aspect)



Landing window



Downstairs shower



Bedroom 1 17'0" x 12'1" (5.2 x 3.7)



Basement Room 19'4" x 18'0" (max) (5.9 x 5.5 (max))



Bedroom 2 13'1" x 11'1" (4 x 3.4)



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Bedroom 3 9'6" x 9'2" (2.9 x 2.8)



Garden 65'7" x 23'7" (approx) (20 x 7.2 (approx))



Bedroom 4 9'6" x 8'6" (2.9 x 2.6)



Garden

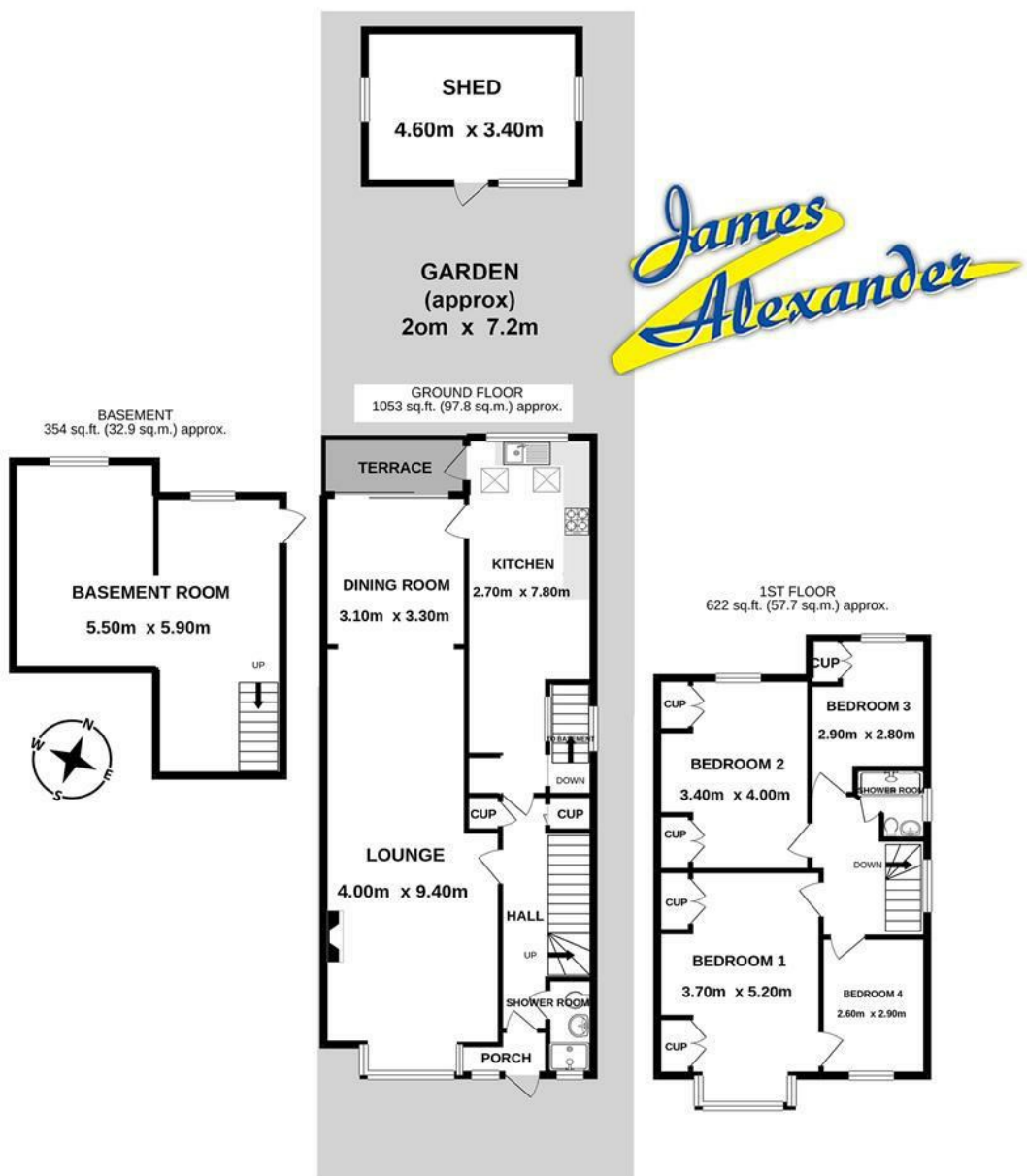


Shower room (first floor)



Rear of property





TOTAL FLOOR AREA : 2028 sq.ft. (188.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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		69
(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		
		40
England & Wales		EU Directive 2002/91/EC
		