



## ***Pollard Hill West***

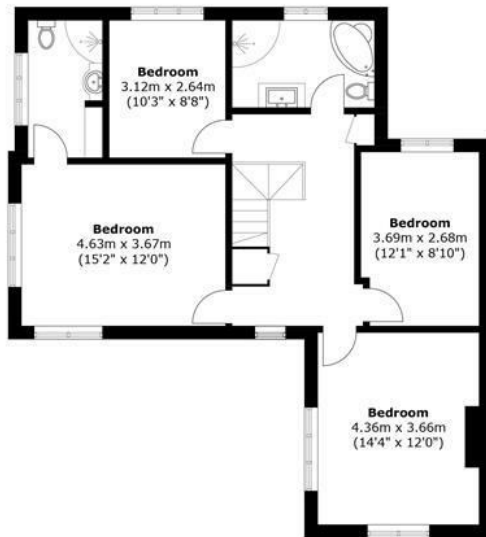
**£900,000**

*Located in the desirable residential area of Pollards Hill West, this detached house occupies a prominent corner plot, presenting a fantastic opportunity for buyers looking to customise a property to their taste.*

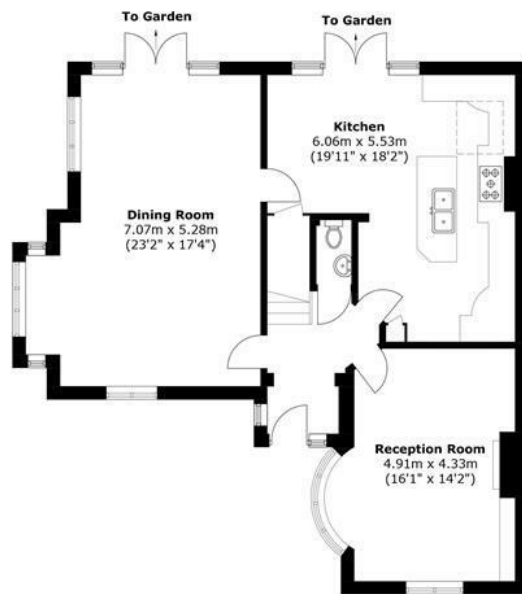
*Upstairs, the home features four double bedrooms, including one with an ensuite, and a family bathroom. The ground floor offers two spacious reception rooms and a generously sized kitchen/dining area that opens onto the wrap-around garden.*

*Pollards Hill West is conveniently situated just 0.9 miles from Nurbury train station and the town center, which offers a variety of local restaurants and shops. The property also benefits from easy access to local schools, including state and grammar schools, and adjoins the open green space of Pollards Hill, making it an ideal location for families.*

*Council tax band F  
EPC rating E*



**First Floor**



**Ground Floor**

Total area: Approx. 174.1 sq. meters (1,874.0 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	