



## 196 Hoveringham Drive

Eaton Park, Stoke-On-Trent, ST2 9PP

Tucked away in the highly sought-after Hoveringham Drive, this two-bedroom semi-detached bungalow presents a fantastic opportunity for buyers looking to create their ideal home. Accessed via a gated entrance with a paved driveway providing off-road parking. The property offers generous potential throughout and is perfectly suited for renovation, including a great sized kitchen and large lounge / diner. With two well-proportioned bedrooms and a large, low-maintenance garden ideal for relaxing or entertaining, this home is offered with no upward chain, making it an exciting and straightforward purchase in a prime location.

**£160,000**

# 196 Hoveringham Drive

## Eaton Park, Stoke-On-Trent, ST2 9PP



- TWO BEDROOMS

- FITTED KITCHEN

- SOUGHT AFTER LOCATION

- FITTED BATHROOM

- PAVED DRIEWAY FOR PARKING

- SOLD WITH NO UPWARD CHAIN

- LOUNGE WITH PATIO DOORS LEADING TO THE GARDEN

- LARGE, LOW MAINTENACE GARDEN

- EARLY VIEWING IS A MUST

### GROUND FLOOR

#### Entrance Hallway

11'1" x 2'9" (3.4 x 0.86)

UPVC door leading into the property from the side aspect. Radiator.

#### Bathroom

7'1" x 5'2" (2.17 x 1.59)

Double glazed window to the side aspect. Fitted bathroom suite. shower unit, lower level W/C and wash hand basin with vanity unit. Fully tiled walls and radiator. Extractor fan fitted.

#### Bedroom One

10'8" x 8'6" (3.26 x 2.6)

Double glazed window to the front aspect. Fitted floor and wall units. Radiator.

#### Bedroom Two

9'8" x 7'8" (2.96 x 2.34)

Double glazed window to the front aspect. Radiator.

#### Lounge

16'6" x 9'3" (5.05 x 2.82)

Double glazed patio doors leading to the garden. Door leading to the kitchen. Radiator. Fitted electric fireplace. Radiator.

#### Kitchen

10'5" x 7'1" (3.2 x 2.16)

Fitted kitchen with wall and base units. Asterite sink / drainer. Fully tiled walls. Electric oven and hob. Cookerhood fitted. Plumbing and space for dishwasher / washing machine. Room for fridge freezer. Combi boiler. Double glazed window to the side aspect. UPVC door leading to the garden.

### EXTERIOR

To the front of the property there is a gated entrance and paved driveway with an area of slate chippings.

Access to the rear garden via a secure gate to the right side of the property. Fencing borders the rear garden. The rear garden has a paved patio area and gravelled sections.





## Floor Plan

GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 415 sq.ft. (38.5 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			
(81-91) B			
(70-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	