# Heberbury, Church Lane, Eastergate, PO20 3XD

## Offers Over £575,000 Freehold

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Sims Williams

## Key Features

- Lounge/Diner Onto Garden
- Kitchen/Breakfast Room
- 2-3 Ground Floor Bedrooms
- Modern Shower Room
- 2 Large First Floor Bedrooms
- Bathroom With Separate Shower
- Generous South Facing Garden
- Studio/Home Office & Storeroom
- Ample Driveway Parking

## EPC Rating

Current = C
Potential = B

## Council Tax Band

Band = F

## Tenure - Freehold

GROUND FLOOR

FIRST FLOOR

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 1810 SQ FT / 168.2 SQ M**
**OUTBUILDING = 209 SQ FT / 19.4 SQ M**
**TOTAL = 2019 SQ FT / 187.6 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.