



TOWN PROPERTY



01323 412200

Freehold

Guide Price
£280,000-£290,000

2 Bedroom

1 Reception

1 Bathroom



22 Beechfield Close, Stone Cross, BN24 5FH

Guide Price £280,000-£290,000

An extremely well presented two bedroom end of terrace house situated on the ever popular foxes hollow development in Stone Cross. Occupying an end plot the house has pleasant gardens to the rear and side, off road parking for several vehicles and a further section of land to the front that could be used for additional parking. Providing well proportioned accommodation the house benefits from a lounge to the front, a fitted kitchen/breakfast room across the back with access to the garden, two bedrooms and a modern refitted bathroom. Further benefits include double glazing, gas central heating with a refitted gas boiler. Local shops can be found nearby and the area has local schools. An internal inspection comes vey highly recommended.

**22 Beechfield Close,
Stone Cross, BN24 5FH**

**Guide Price
£280,000-£290,000**

Main Features

- Terraced House
- Two Bedrooms
- Lounge
- Fitted Kitchen/Breakfast Room
- Modern Bathroom/WC
- Lawn & Patio Rear Garden
- Off Road Parking
- Double Glazing & Gas Central Heating Throughout
- Close to Local Schools and Shops

Entrance

Door to-

Hallway

Radiator. Stairs to first floor.

Lounge

14'8 x 9'9 (4.47m x 2.97m)

Radiator. Feature fireplace with marble surround and hearth. Understairs cupboard. Double glazed window to front aspect. Door to-

Fitted Kitchen/Breakfast Room

12'9 x 7'8 (3.89m x 2.34m)

Fitted range of wall and base units, worktops with inset single drainer sink unit with mixer tap. Built in gas hob and extractor cooker hood. Space and plumbing for washing machine. Space for undercounter fridge. Part tiled walls. Radiator. Double glazed window and door to garden.

Stairs from Ground to First Floor Landing:

Loft hatch (not inspected). Double glazed window.

Bedroom 1

12'9 x 9'1 (3.89m x 2.77m)

Radiator. Fitted wardrobe with mirrored sliding doors. Built in cupboard with fixed shelving. Double glazed bay window to front aspect.

Bedroom 2

11'3 x 6'8 (3.43m x 2.03m)

Radiator. Double glazed window to side aspect.

Modern Bathroom/WC

White suite comprising of panelled bath with mixer tap and shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Wood effect flooring. Radiator. Shaver point. Frosted double glazed window.

Outside

Occupying an end plot the gardens are arranged to the side and rear, laid to lawn and patio there are well stocked flower beds and borders, an outside tap and gated side access. There is also a private area of land to the front that could be adapted to further off road and garage (with necessary consents).

COUNCIL TAX BAND = C

EPC = C