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## Description

\*\*\*OPEN DAY Saturday 8th February from 10am till 1pm\*\*\*

Robert Luff & Co are delighted to offer to the market this fantastic opportunity for an exciting refurbishment project. This three-bedroom, semi-detached property is brimming with potential, offering a blank canvas for those eager to create their dream home. The accommodation currently comprises a lounge, dining room, kitchen, three bedrooms, and a bathroom. Additional benefits include a private driveway, garage, and double glazing.

## Key Features

- Semi-Detached Home
- In need of refurbishment
- Driveway
- Council Tax Band C
- Open Day - Saturday 8th February - 10am - 1pm
- Three Bedrooms
- Garage
- South Facing Rear Garden
- EPC Rating - TBC





Front door in need of repair leading to:

#### **Spacious Hallway**

With leaded light stained glass windows and double glazed side window, under stairs storage.

#### **Lounge**

With double glazed window to front, wooden fire surround with tiled insert and radiator.

#### **Dining Room**

With radiator, double glazed patio door to rear garden, coving, wooden fire surround and tiled insert.

#### **Kitchen**

In need of renovation with sink and mixer tap, worktops, storage cupboards, space for fridge/freezer, electric cooker, double glazed door to side and double glazed window with view to rear garden, larder cupboard with shelves.

Stairs to:

#### **First Floor Landing**

With frosted double glazed window, loft hatch.

#### **Bedroom One**

With double glazed window to front, part leaded light, radiator.

#### **Bedroom Two**

With recess cupboard, radiator, double glazed window, coving, view of rear garden.

#### **Bedroom Three**

With radiator, part leaded light window and coving.

#### **Bathroom**

Panel enclosed bath with handles, fitted over-bath shower, shower screen, pedestal basin, heated towel rail, tiled walls, frosted double glazed window, cupboard enclose Worcester Bosch boiler, low flush WC and coving.

#### **Rear Garden**

Southerly aspect with lawn areas and green house in need of modernisation.

#### **Garage & Driveway**

In need of modernisation with up and over door with long private driveway.

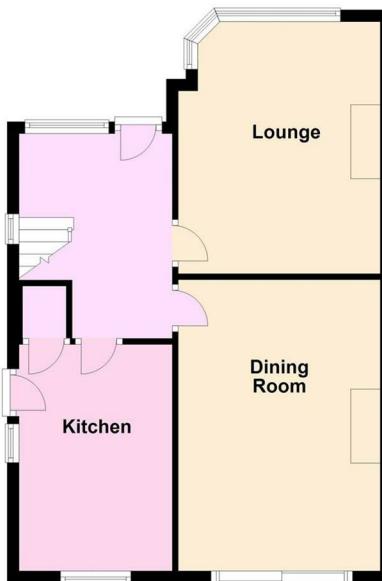
#### **Front Garden**

With lawn area and mature trees and shrubs, including a palm tree.



## Floor Plan Haynes Road

**Ground Floor**  
Approx. 51.6 sq. metres (555.7 sq. feet)



**First Floor**  
Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 99.2 sq. metres (1068.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) 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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.