

## Holder Road Crawley, RH10 7HL

A spacious two bedroom end of terrace house located in the popular neighborhood of MAIDENBOWER. The property comprises entrance hall, good size living room with double doors to patio and garden, fitted kitchen with built in oven & hob, space for fridge freezer and washing machine, downstairs cloakroom, two double bedrooms with built in storage cupboards, modern bathroom with shower, gas fired radiator central heating, double glazing, rear garden with side access, allocated parking for two cars, close to Three Bridges main line station for routes to London Victoria & Gatwick Airport.

The property is currently rented at £1,450.00 pcm, making it an ideal investment opportunity. Alternatively, vacant possession can be provided with the relevant notice. The property would make a fantastic new home, offering generous living space and excellent potential for owner-occupiers.

**£327,500 - Freehold**



## ACCOMODATION

Entrance Hall

Living room 15' 8" x 12'6"

Kitchen 11' 8 x 5' 9"

Downstairs Cloakroom

First Floor Landing

Bedroom 1 12'3" x 9' 7"

Bathroom 9'5" x 6'0"

Bedroom 2 12'2" x 7'5"

Rear Garden Approx 40 ft

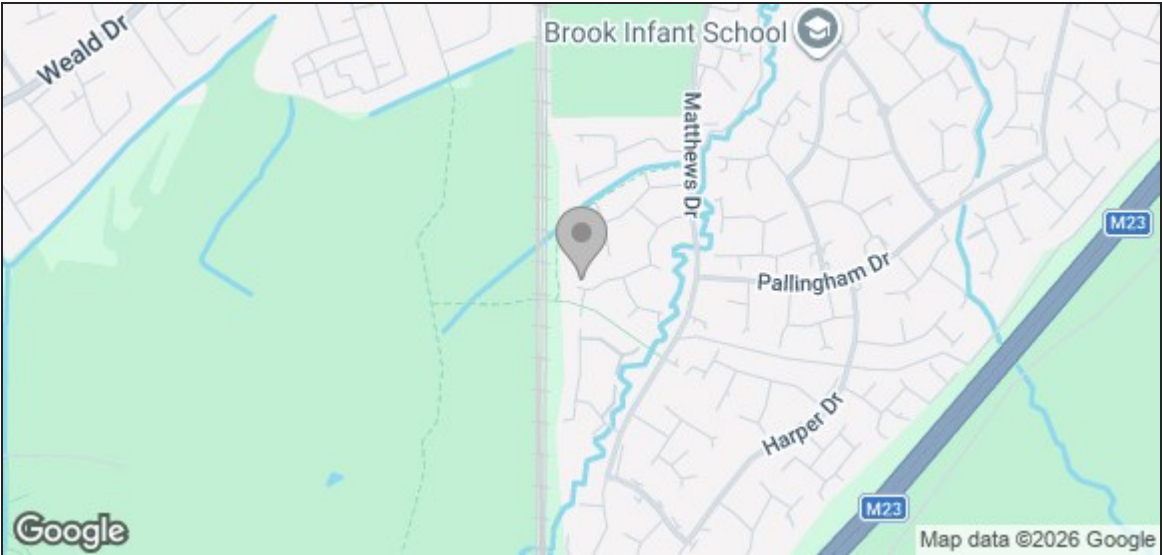
Allocated Parking for Two Cars





Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS  
HARLOW



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 62      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |