

3 Bed End Of Terrace In Hunts Grove Drive , Hardwicke, GL2 4BH £70,000





## SHORT DESCRIPTION

Property Ref: 16610 Situated in the highly sought-after Hunts Grove development, this beautifully presented three-bedroom end-of-terrace home on Hunts Grove Drive offers modern, comfortable living in a convenient and family-friendly location. The property benefits from a private side driveway providing off-street parking for two vehicles, along with additional parking available, making it ideal for families or multiple-car households. Positioned close to Hunts Grove Primary School, as well as excellent transport links and easy access to major roads and motorways, the home is perfectly placed for both commuters and growing families. Internally, the property is bright, spacious, and well-maintained throughout. The welcoming entrance hall leads into a generous living room featuring laminate flooring and a useful under-stairs storage cupboard. To the rear, a spacious open-plan kitchen and dining area provides the perfect space for everyday family living and entertaining, with ample room for dining and direct access to the garden. Upstairs, the property comprises two well-proportioned double bedrooms and a third smaller bedroom, complete with built-in storage. The landing also offers access to a loft space and an airing cupboard. The family bathroom is fitted with a modern three-piece suite including a bath with overhead shower, wash hand basin, and low flush WC, complemented by tiled splashbacks. Externally, the home continues to impress. To the front, there is a small garden alongside the private driveway, while the rear boasts a sizeable garden offering excellent potential to personalise and create an ideal outdoor space. Additional benefits include gas central heating, double glazing, and a home that is naturally warm and energy efficient. This is a fantastic opportunity to acquire a light-filled, well-located home in the popular Hunts Grove estate, offering both comfort and convenience in equal measure. Property Type: End of Terrace Full selling price: £280000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £70000.00 Monthly rent based on 25% share:£591.69 Remaining lease (In Years): 120 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £530.52 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

3

Bed Room(s)

2

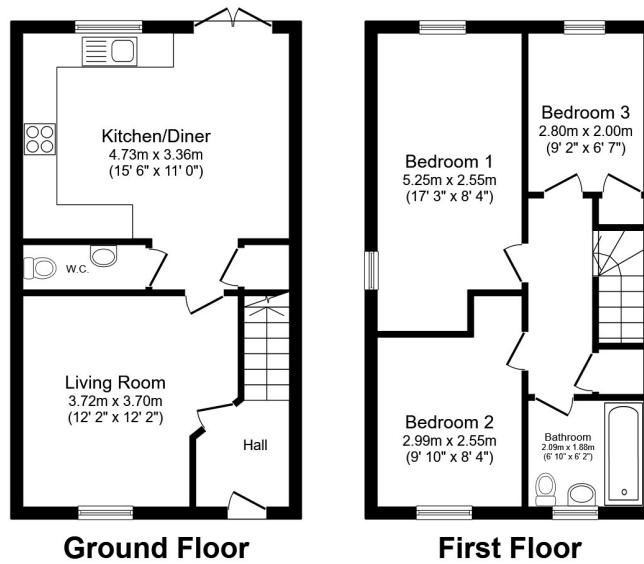
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 78.2 sq.m. (842 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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