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HYBRID ESTATE AGENT

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St. Joan Close
Crawley
West Sussex.
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£325,000



- TWO DOUBLE BEDROOM HOUSE
- END OF TERRACE
- LOUNGE
- KITCHEN
- UTILITY AREA
- FAMILY BATHROOM
- REAR GARDEN
- CLOSE TO AMENITIES
- DOUBLE GLAZED WINDOWS

Ref: PRA12958

Viewing Instructions: Strictly By Appointment Only



General Description

Zoom are delighted to offer for sale this well presented two double bedroom end of terraced house located within the popular area of Langley Green. In brief the accommodation comprises of an entrance hall, lounge, utility area, kitchen, two bedrooms and a family bathroom. Outside the property is an enclosed rear garden with gated side access.

Further benefits include double glazed windows and gas central heating.

Ideally positioned within close proximity to many local amenities an internal viewing comes highly recommended to appreciate this property in full.

Accommodation

Front Door

Opening to;

Entrance Hall

Stairs to first floor, radiator, door to;



Lounge (14' 08" x 11' 07") or (4.47m x 3.53m)

Window to front, radiator, TV point.



Kitchen (13' 08" x 7' 09") or (4.17m x 2.36m)

Base and eye level units comprising a stainless steel sink with draining board and mixer tap, oven with hob and extractor hood over, space for washing machine, window, part tiled walls, vertical radiator.

Utility Area

Door to side access, radiator.

First Floor Landing

Loft access, window to side, doors to;



Bedroom 1 (12' 05" x 9' 03") or (3.78m x 2.82m)

Window to front, fitted wardrobe, radiator.



Bedroom 2 (11' 02" x 10' 04") or (3.40m x 3.15m)

Window to rear, radiator, airing cupboard.



Bathroom

Comprising an enclosed bath tub, vanity wash hand basin, low flush WC, tiled walls, window, radiator.



Rear Garden

Fully enclosed with gated side access, patio area, area of lawn, garden shed.

Services

Mains electricity, mains water, mains gas, mains drainage

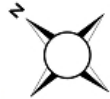
EPC Rating:55

Tenure

We are informed that the tenure is Freehold

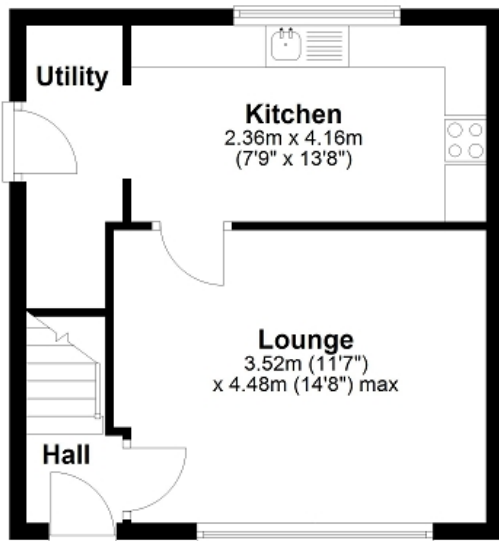
Council Tax

Band C



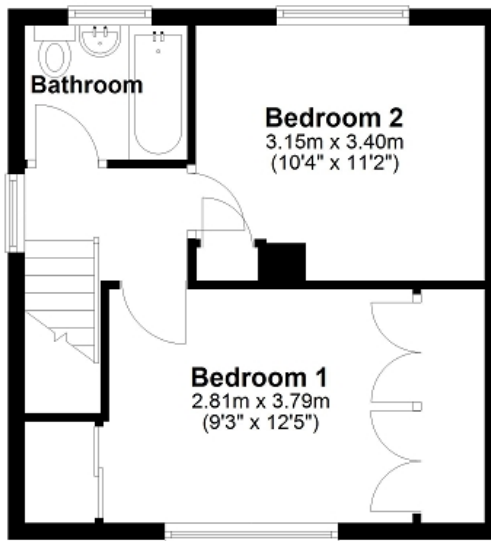
Ground Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Total area: approx. 66.0 sq. metres (709.9 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.