



ZOOM
HYBRID ESTATE AGENT

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Ivanhoe Close
Crawley
West Sussex.
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£257,500



- ONE BEDROOM CORNER TERRACED HOME
- FREEHOLD
- KITCHEN
- LOUNGE
- CONSERVATORY
- PRIVATE REAR GARDEN
- GARAGE EN BLOC
- BATHROOM
- CLOSE TO AMENITIES

Ref: PRA13031

Viewing Instructions: Strictly By Appointment Only



General Description

Zoom are delighted to offer for sale this improved one bedroom corner terraced house located within the popular area of Langley Green. In brief the accommodation comprises of a porch, entrance lobby, kitchen, lounge and conservatory. On the first floor is the bedroom with ample storage space and family bathroom.

Outside the property is an enclosed private rear garden and a garage en bloc.

Further benefits include double glazed windows and gas central heating.

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

Accommodation

Front Door

Opening to;

Porch

Cupboard housing boiler, door to;

Lobby

Coat hanging space, cupboard, open plan to;



Kitchen (6' 10" x 6' 04") or (2.08m x 1.93m)

Equipped in a range of 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 white goods, radiator, window.



Lounge (12' 04" x 9' 06") or (3.76m x 2.90m)

TV Point, radiator, stairs to first floor.



Conservatory (13' 02" x 8' 11") or (4.01m x 2.72m)

Radiator, double doors to garden.

First Floor Landing

Storage cupboards, open plan to;



Bedroom (9' 05" x 8' 11") or (2.87m x 2.72m)

Window, radiator, cupboard.



Bathroom

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



Rear Garden

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



Garage En Bloc

Up and over door.

Services

Mains electricity, mains water, mains gas, mains drainage

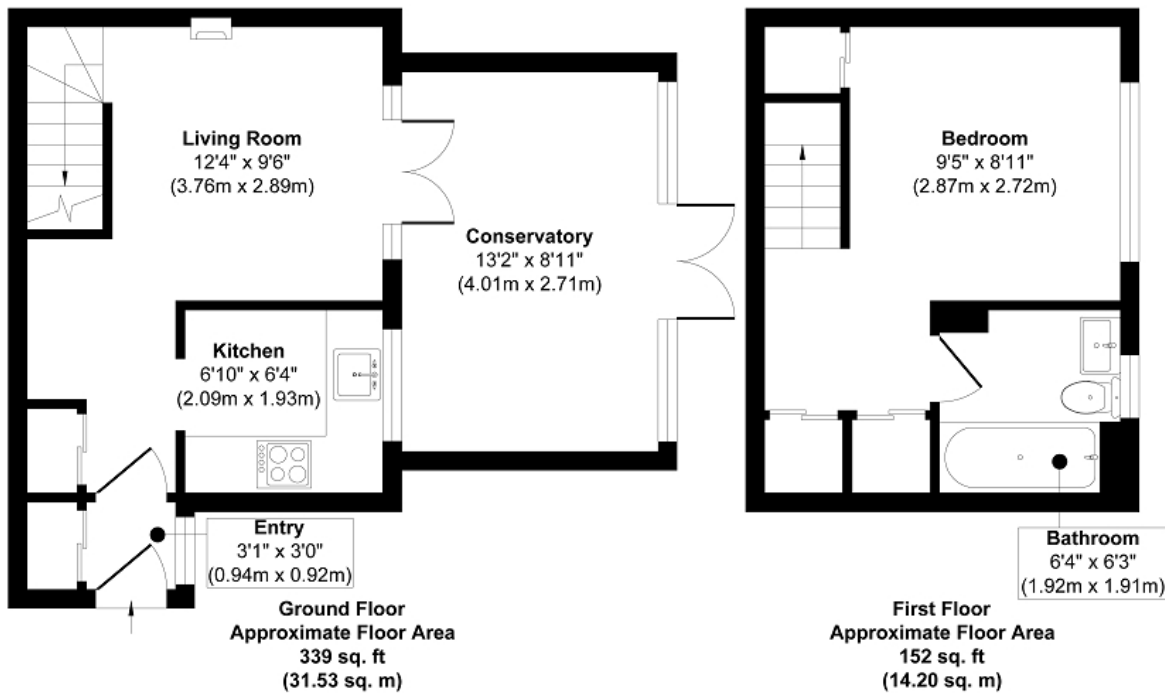
EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



Approx. Gross Internal Floor Area 491 sq. ft / 45.73 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.