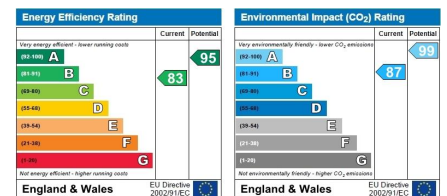




24 Belfrey Close, Hubberston SA73 3SE

Offers in the region of £128,000

**En-Suite Master Bedroom
Ideal FTB/Investment
Enclosed Garden
Brilliant Condition
Off Road Parking
Car Port**



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

This delightful 3 bedroom semi detached property is located in the popular Belfrey Close area, the property was built in 2013 and still has remaining NHBC guarantee, The property comprises master- en suite ,a second double bedroom, single bedroom, family bathroom, cloakroom, lounge, kitchen diner, conservatory, off road parking with a car port and also a secure garden mainly laid to lawn making this an ideal first home or investment property. The property is located to many local amenities such as 5 minute drive to your local supermarket and many shops, restaurants and coffee houses down Milford Haven Marina. Please contact the Milford Haven office for further enquiries.

ENTRANCE

Enter via part double glazed door:

HALLWAY

Leading to:

CLOAKROOM

5'5" x 3'4" (1.65m x 1.02m)
Hand wash basin, low level WC, radiator, obscure double glazed window to fore:

LOUNGE

14' x 12'3" (4.27m x 3.73m)
Double glazed window to fore, radiator x2, under stairs storage cupboard:

KITCHEN DINER

15'4" x 10'3" (4.67m x 3.12m)
Double glazed window to rear radiator, stainless steel sink and drainer, wall and base units, plumbing for kitchen appliances, 4 ring gas hob with extraction fan

over, integral oven and double glazed french door leading to:

CONSERVATORY

8'11" x 7'3" (2.72m x 2.21m)

Double glazed windows to sides and rear, plumbing for washing machine, sliding patio door leading to garden:

STAIRS

Leading to first floor landing leading to:

BEDROOM 1

9' x 8'8" (2.74m x 2.64m)
Double glazed window to rear, radiator:

BEDROOM 2

9' x 8'8" (2.74m x 2.64m)
Double glazed window to rear, radiator:

MASTER BEDROOM

11'8" x 9'4" (3.56m x 2.84m)
Double glazed windows, radiator, storage cupboard, entrance to En Suite:

EN SUITE

5'9" x 5'9" (1.75m x 1.75m)
Obscure double glazed window to fore, wash hand basin, low level WC, walk in shower cubicle with power shower:

BATHROOM

6'4" x 5'7" (1.93m x 1.70m)
Bath, low level WC, hand wash basin, wall units, radiator:

EXTERNALLY

To the side the property there is off road parking for two cars with a car port over. To the rear there is a garden laid to lawn with a patio and decking area:

SERVICES

We have been advised that all mains services are connected in the property:

COUNCIL TAX BAND

We have been advised that the property is a council tax band D paying £1130.15 per annum (2017/2018)

BROADBAND

We have been advised that the property has fibre optic broadband using the link provided https://www.uswitch.com/broadband/postcode_checker/results/?postcode=SA731DF

VIEWING

By appointment with the selling Agents on 01646 690096 or e-mail milford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Charles Street, turn right into Hamilton Terrace and continue towards Hakin. Take the first exit over Hakin Bridge and continue up the hill. Follow the road to the right and follow the Persimmon signs and it will bring you to the New Fairways Estate. 40 Belfrey Close is located on the left-hand side identified by our John Francis For Sale Board.