

# DRAKES

ESTATE AGENTS



## Rye croft, Hollywood, B47 5HU

£199,000

- A Semi-Detached Situated on a Corner Plot
- Two Double Bedrooms
- Dual Aspect Lounge Diner
- Kitchen
- Outer Lobby/Utility Area & WC
- Shower Room
- Off Road Parking
- Side & Rear Gardens Offering Scope to Extend Subject to Permission
- Requires Modernisation
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

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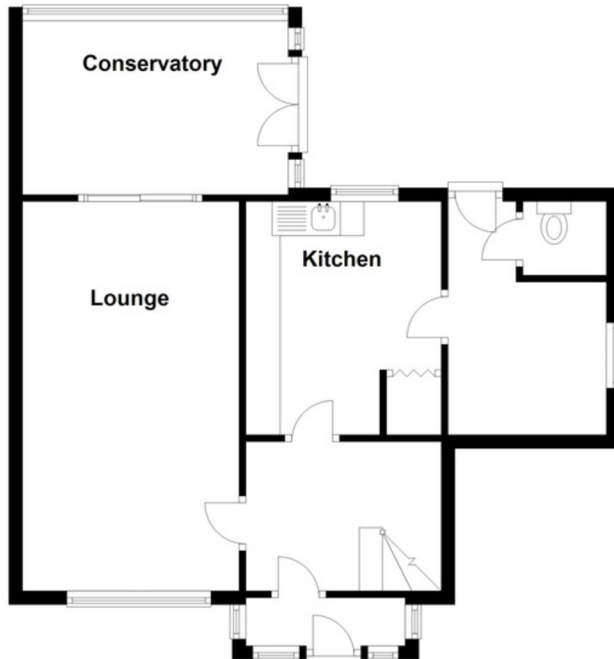
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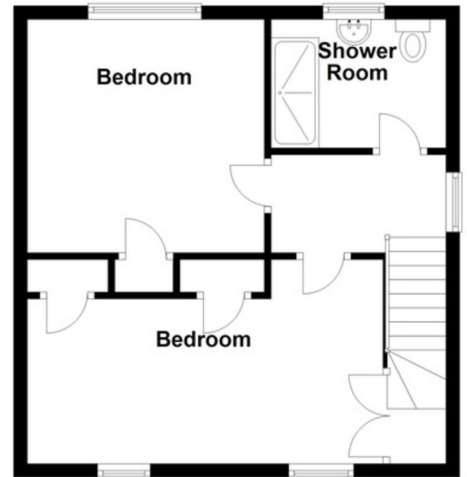
- Dual Aspect Lounge Diner - 2.9m x 5.72m (9'6" x 18'9")
- Conservatory to rear - 2.24m x 2.84m (7'4" x 9'4")
- Kitchen to rear - 3.66m x 2.51m (12'0" x 8'3")
- Outdoor Lobby/utility to side - 2.01m x 1.47m (6'7" x 4'10")
- Bedroom One to front - 4.65m x 2.39m (15'3" x 7'10")
- Bedroom Two to rear - 3.48m x 2.51m (11'5" x 8'3")
- Shower Room - 1.96m x 1.57m (6'5" x 5'2")

A semi-detached property occupying a corner plot with immense scope for extension and improvement subject to the relevant planning consent. Requiring modernisation the accommodation briefly comprises of reception hall, lounge/dining room, conservatory, kitchen, outer lobby/utility, guest WC, two double bedrooms, shower room, off road parking and rear garden.

**Ground Floor**



**First Floor**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
65	80
<small>England &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>	

COUNCIL TAX BAND: C  
 EPC Rating: D  
 Tenure: Freehold

**Total area: approx. 95.1 sq. metres (1023.9 sq. feet)**

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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