



## Holmcroft, Southgate, Crawley, RH10 6TW

Taylor Robinson welcomes to the market a 2-bedroom terrace house in the sought after area of Southgate conveniently located within easy access to Crawley town centre and Crawley train station with direct routes to Gatwick Airport and London. The property is offered to the market with no onward chain and in brief comprises of an entrance hall with stairs rising to the first floor, a light and airy living room and a fully fitted kitchen/ diner with access to the private rear garden. The first floor has two bedrooms, bedroom one has a built-in wardrobe and there is a family bathroom fitted in a white contemporary suite. Externally you will find a private rear garden mainly laid to lawn with patio area and rear access via gate. The property also benefits from double glazing and gas central heating.

**£285,000 Freehold**

# Holmcroft, Southgate, Crawley, RH10 6TW



- 2 Bedroom House
- Light and Airy Living Room
- Double Glazing
- Chain Free
- Bedroom 1 with built in wardrobes
- Gas Central Heating
- Fitted Kitchen
- Private Rear Garden

Entrance

Hallway

3'4" x 2'9" (1.03 x 0.86)

Living Room

12'5" x 7'6" (3.79 x 2.30)

Kitchen

9'8" x 10'9" (2.96 x 3.29)

Stairs to First Floor

Landing

4'1" x 2'6" (1.27 x 0.77)

Bedroom 1

9'10" x 8'7" (3.00 x 2.64)

Bedroom 2

5'6" x 10'7" (1.68 x 3.25)

Bathroom

8'7" x 4'7" (2.63 x 1.40)

## Council Tax Band: C





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>76</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	