



## Coronet Close, Pound Hill, Crawley, RH10 7GS

GUIDE PRICE £310,000 - £320,000

Taylor Robinson welcomes to the market a 2 bedroom terrace house in the highly sought after location of Pound Hill. The property which is well presented throughout in brief comprises of an entrance porch with door leading into the spacious living room with stairs rising to the first floor and there is a fully fitted kitchen with access to the private rear garden. The first floor offers two good sized bedrooms with fitted wardrobes and a family bathroom fitted in a white contemporary suite. Externally you will find a low maintenance rear garden mainly laid to lawn with patio area, rear access and wooden shed and to the front of the property allocated parking space. The property also benefits from double glazing and is conveniently located within easy access to the local amenities and bus routes to Crawley town centre.

***Price Guide £310,000 Freehold***

# Coronet Close, Pound Hill, Crawley, RH10 7GS



- Guide Price £310,000 - £320,000
- Fully Fitted Kitchen
- Allocated Parking Space
- Well Presented
- 2 Bedroom House
- 2 Double Bedrooms with Fitted Wardrobes
- Double Glazing
- Light and Airy Living Room
- Private Rear Garden
- Sought After Location

## Entry

3'2" x 4'4" (0.99 x 1.34)

## Living Room

20'1" x 11'6" (6.14 x 3.51)

## Kitchen

6'8" x 11'6" (2.05 x 3.51)

## Stairs to First Floor

## Landing

7'8" x 5'8" (2.34 x 1.73)

## Bedroom 1

9'1" x 11'4" (2.77 x 3.46)

## Bedroom 2

8'4" x 11'5" (2.56 x 3.49)

## Bathroom

6'9" x 5'5" (2.06 x 1.67)

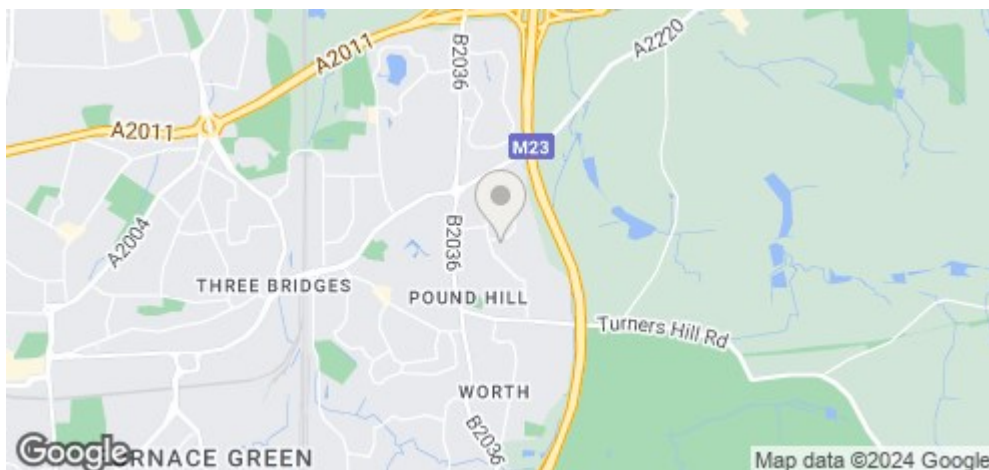
## Outside

Rear Garden

Front Garden

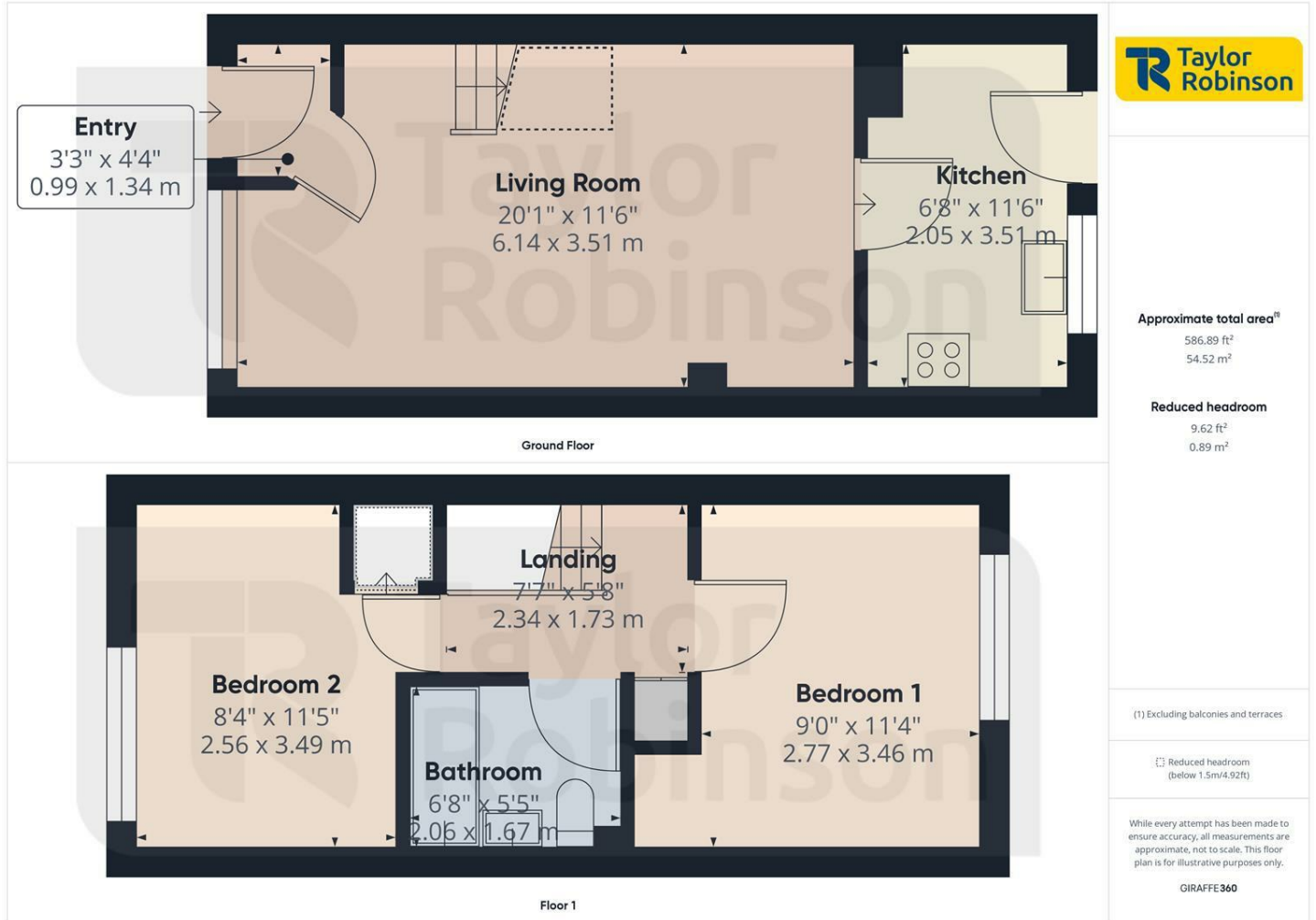
Allocated Parking Space

## 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>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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