



ALISTAIR HARPER POWERED BY **exp** TM UK

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📞 07813 673 606

3 Hundleby Court, St. Nicholas Manor

Offers Over £165,000

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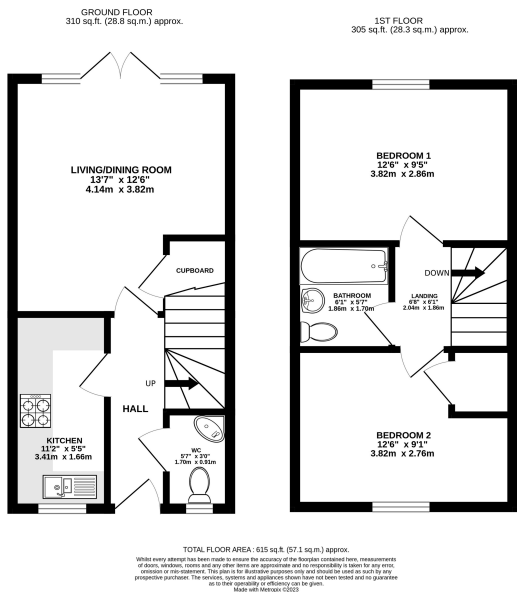


- Please Quote Ref: AH0284 For All Enquiries
- Two Double Bedrooms
- Lounge/Dining Room
- Spacious South Facing Garden
- Great Decorative Order Throughout
- Semi-Detached Home (The Ash by Bellway Homes)
- Three-Piece Bathroom & Downstairs WC
- Modern Galley-Style Kitchen
- Off Street Parking
- Brilliant Location

This modern home would make a great first purchase or rental investment due in no small part to its outstanding location within close proximity of mainline rail links and several major amenities.

With two double bedrooms, modern three-piece bathroom, a well proportioned lounge/diner plus a generous South facing garden, this property is a real box ticker for those on the hunt for a spacious well presented home. There is modern galley-style kitchen, a separate WC as well as own driveway to front.

Houses that are presented and located like this generally get snapped up within a relatively short period of time - get on touch with Ali & Laura today to confirm access arrangements.



25/01/2022, 05:16 Energy performance certificate (EPC) - Flat as energy certificate - GENEK

Energy performance certificate (EPC)		
3, Hurdley Court St. Thomas Manor GRIMLINGTON NE25 1AS	Energy rating B	Valid until: 17 October 2028 Certificate number 9188-9948-7308-6308-7904
Property type	Semi-detached house	
Total floor area	58 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions).		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9188-9948-7308-6308-7904/print>

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