

## 5 High Crescent, Pickworth Road, Great Casterton, PE9 4AY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Positioned in the popular village of Great Casterton, just a stones throw from the village primary school, is this extended three bedroom end terrace home. The property benefits from an open plan kitchen diner, two further reception rooms and three well proportioned bedrooms.

In brief, the accommodation comprises; entrance hall, living room, dining room opening onto the kitchen, conservatory, downstairs cloakroom, two double bedrooms and a single, and a family shower room.

To the rear is a secure garden mainly laid to lawn and to the front is a graveled parking space.

The property is being sold with NO CHAIN and plenty of potential for further improvements.

**£265,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- End of terrace home
- Off street parking
- Three bedrooms
- Open plan kitchen/diner
- EPC: D Council Tax: B

- Close to Primary and Secondary Schools
- Cul-de-sac location
- Shower room and downstairs W/C
- Three reception areas
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Lounge**

4.98m x 3.48m (16'04 x 11'05)

**Dining Room**

4.98m x 3.05m (16'04 x 10'0)

**Kitchen**

6.71m x 2.44m (22'0 x 8'0)

**Conservatory**

2.72m x 2.29m (8'11 x 7'6)

**Downstairs W/C**

**First Floor Landing**

**Bedroom**

3.58m x 3.45m (11'9 x 11'4)

**Bedroom**

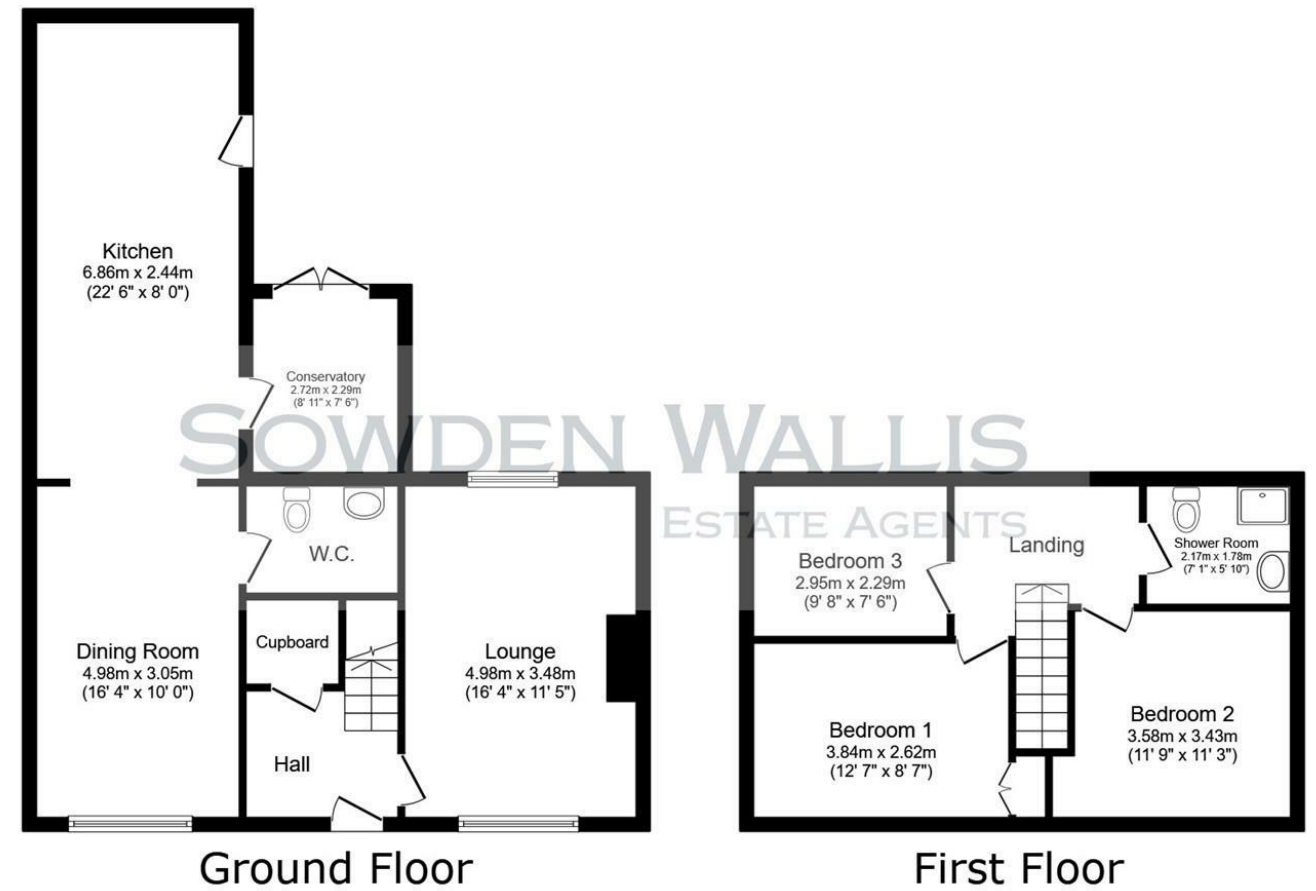
3.84m x 2.62m (12'7 x 8'7)

**Bedroom**

2.95m x 2.29m (9'8 x 7'6)

**Shower Room**

**FLOOR PLAN:**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)