



**The Lawns, Fields End, HP1 2TE**  
**Asking price £250,000**

**Sears & Co**  
estate & letting agents

NO UPPER SALES CHAIN. A two bedroom, FREEHOLD, cluster home situated on the Lawns at Fields end. Accommodation includes an extended entrance area, living/dining room, kitchen, two bedrooms and a bathroom. Externally the property further boasts an ALLOCATED PARKING space. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

### Double Glazed Front Door

### Entrance Hallway

Double glazed window. Store cupboard. Cupboard housing water cylinder. Under stairs storage cupboard. Access to the kitchen and living/dining room.

### Kitchen

Glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven, electric hob and extractor over. Space for a washing machine, dishwasher and free standing fridge freezer. Tiling to splash back areas. Vinyl tiled floor. One and one quarter sink and drainer unit with mixer tap.

### Living/Dining Room

Glazed box style window. Stairs rising to the first floor accommodation.

### First Floor Landing

Access to the loft. Access to all rooms. Access to the spacious, boarded loft via a pull down ladder which benefits from lighting.

### Bedroom One

Glazed window. Storage area.

### Bedroom Two

Glazed window.

### Family Bathroom

Glazed window. Fitted with a three piece suite comprising a panel enclosed bath with electric shower over, cabinet enclosed wash hand basin and low level w/c. Tiling to splash back areas.

### Externally

An allocated parking space & mature planted borders with 'keter' storage unit.

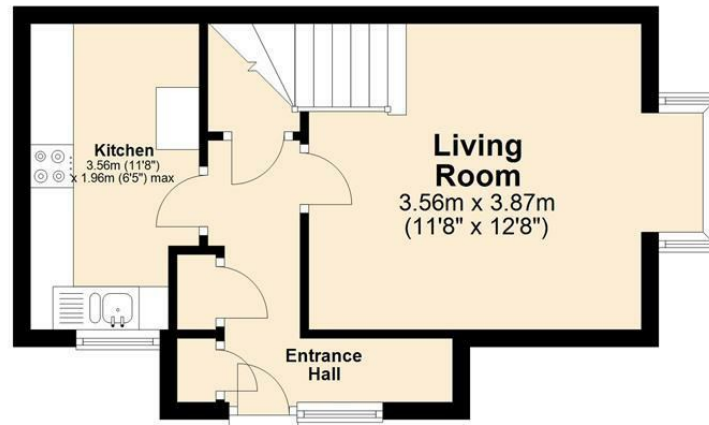


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## Ground Floor

Approx. 29.2 sq. metres (313.9 sq. feet)



## First Floor

Approx. 25.7 sq. metres (276.8 sq. feet)



Total area: approx. 54.9 sq. metres (590.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	34   F	
1-20	G		

