

# CASTLEVIEW HOMES

**Offers in excess of £355,000**

**Willow Crescent, Durrington-On-Sea, BN13**



- End of Terrace 3 Bedroom House
- Downstairs WC and Upstairs Bathroom & WC
- Oversized plot with gardens to three sides
- Garden Room / Cabin Suitable for Home Office or Independent Studio-Style Accommodation
- Garage and Off Street Parking
- Close to Shops and Public Transport
- On market for the first time in over 20 years

Well located 3 bedroom EOT house close to shops and public transport. A family home sitting on an oversized plot with a downstairs WC in addition to the family bathroom / WC upstairs. Benefits from gardens to three sides as well as a separate well constructed and insulated wooden cabin at the bottom of the rear garden ideal for use as a home office or as independent studio-style accommodation. Garage and off street parking.



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## Garage

Garage to front of the property together with off street parking directly in front of the garage

## Garden Cabin

Wooden cabin at bottom of rear garden; well constructed and insulated. Suitable for use as a home office or for independent studio-style living accommodation

## Rear Garden

Rear garden is accessed directly from the living room via sliding patio doors and is separated from the side garden via fence panels. Gated access from rear to side garden.

## Front Garden

View of the side garden with the entire side garden being bounded by hedging

## Side Garden

Side garden with a garden shed

## Bedroom 2

Second bedroom is a double

## Sitting & Dining Room

Open plan sitting and dining area

## Kitchen

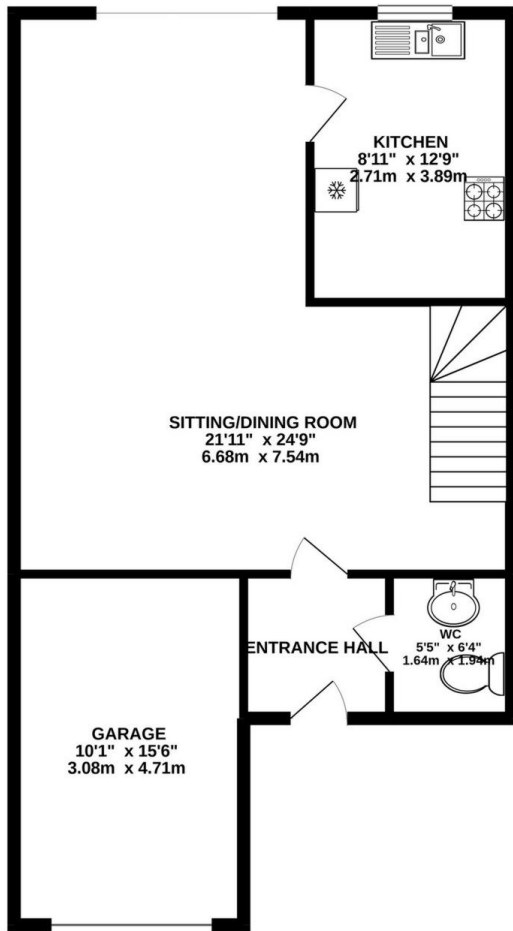
Kitchen off the living area



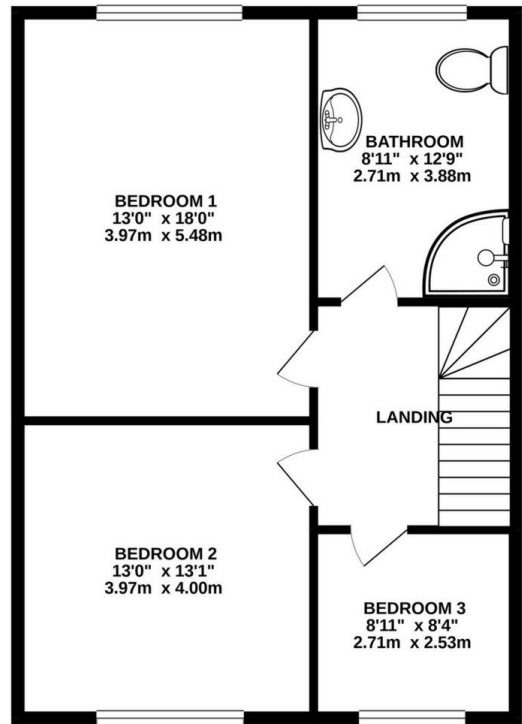
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**GROUND FLOOR**



**1ST FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWING BY APPOINTMENT WITH AGENTS CASTLEVIEW HOMES**

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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