



5 Erlend Terrace, St Margaret's Hope, KW17 2TP

5 Erlend Terrace is a one bedroom semi-detached bungalow situated in the picturesque village of St Margaret's Hope.

The property has electric heating and double glazed windows. The living room is open plan with the kitchen which has a dining area, fitted cupboards and plumbing for a washing machine.

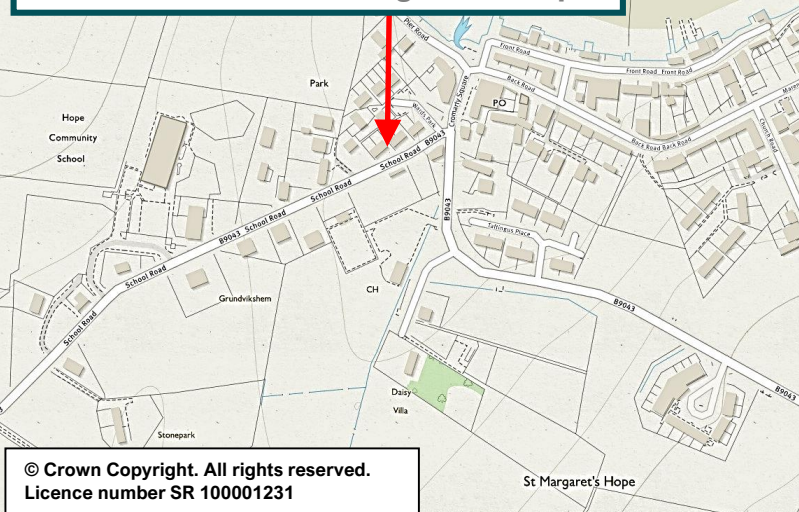
The double bedroom has 2 built-in wardrobes. The bathroom has a 3 piece suite with a shower over the bath. Walk-in cupboard off the hall.

Lawn to front and rear.

**OFFERS OVER
£75,000**

**£10,000 LESS THAN
HOME REPORT
VALUATION**

5 Erlend Terrace, St Margaret's, Hope



Total area: approx. 49.1 sq. metres (528.6 sq. feet)

SERVICES - Mains services.

COUNCIL TAX BAND - Band A. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band E

ENTRY – Early entry available.

FIXTURES AND FITTINGS – All floor coverings, blinds, cooker, washing machine and table and chairs are included in the sale price.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers Over £75,000 - **£10,000 less than Home Report Valuation.** Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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