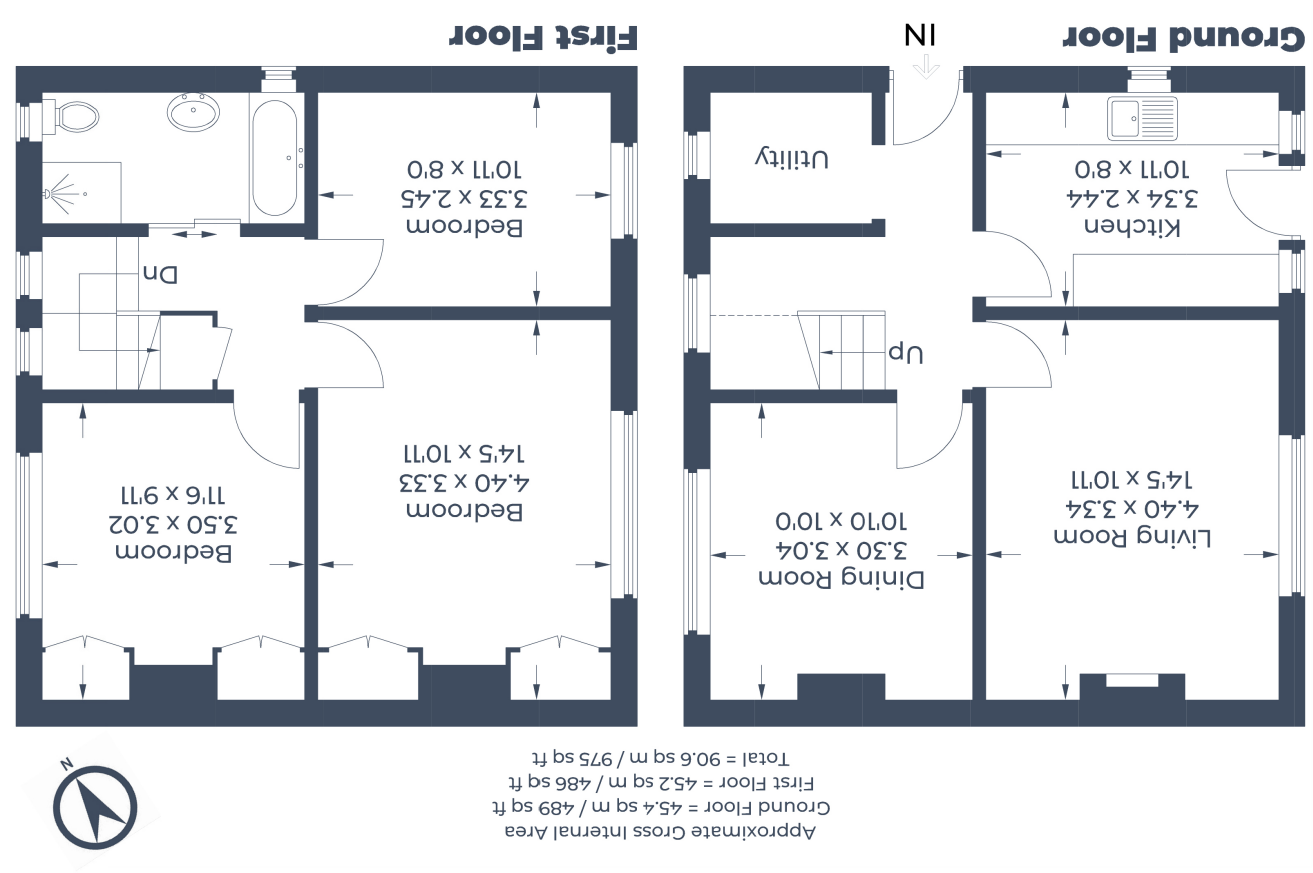


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



| Energy Efficiency Rating | |
|--|---|
| Current Rating | Very energy efficient - lower running costs |
| A | (91-100) |
| B | (81-90) |
| C | (69-80) |
| D | (55-68) |
| E | (49-54) |
| F | (39-48) |
| G | (1-38) |
| Very energy inefficient - higher running costs | |
| England, Scotland & Wales | |



- Two separate reception rooms.
- Refitted four piece bathroom.
- Ample off road parking.
- Established location close to local amenities and schools.

- Three Bedrooms.
- PVCu double glazing throughout.
- Fully enclosed garden.



Ground Floor

Accommodation

Door to

Entrance Hall

stairs to the First Floor Landing, tiled floor, radiator

Utility Room

window to the front aspect, tiled floor, radiator, plumbing for washing machine

Study/Cloakroom

tiled floor, window to the front aspect

Kitchen

base and eye level cupboards, drawer units, work surfaces with tiled splash backs, enamel single drainer sink unit, gas and electric cooker points, space for fridge freezer, plumbing for dishwasher, tiled floor, part glazed door to the rear garden, window to the rear aspect, radiator

Dining Room

window to the front aspect, feature fireplace, exposed ceiling beam, wood flooring, radiator

Lounge

window to the rear aspect, wood flooring, fireplace (not in use), TV point, exposed ceiling beam, radiator

First Floor

First Floor Landing

two windows to the front aspect, storage cupboard, airing cupboard with gas fired combi boiler and linen shelving

Bedroom One

window to the rear aspect, radiator, fitted wardrobes

Bedroom Two

window to the front aspect, radiator, fitted wardrobes, built in cupboard

Bedroom Three

window to the rear aspect, radiator, wood flooring

Bathroom

half height tiling, refitted and comprising bath with fully tiled surround, corner shower, W.C, vanity unit with wash basin, tiled floor, towel radiator, two frosted windows

Outside

Parking

ample block paved parking to the front and side of the property

Rear Garden

fully enclosed, laid mainly to lawn

