



Total Area: 662 ft²

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This delightful two bedroom terraced property occupies a most enviable position at the head of this favoured Trendlewood Cul de Sac on the South Eastern edge of town. Backing on to the bridle path/parkland and enjoying far reaching views over open countryside, this well presented home is well placed for access to the mainline train station, highly regarded schools and glorious walks as well as the Festival Cycle Path for commuting cyclists. Rarely available and offered for sale with no onward chain, the accommodation briefly comprises; Entrance Hall, Kitchen, Living Room opening on to rear garden, two Bedrooms with built in wardrobes and a recently refitted, stylish Bathroom. Outside the South facing rear Garden is enclosed and well maintained, whilst the front is laid to gravel providing an additional parking space if required, also a Garage and parking. EPC to follow.



ROOM DESCRIPTIONS

Entrance Hall

Entered via hardwood glazed door. Tiled floor and radiator. Opening to Kitchen and door to Living Room.

Kitchen

7' 10" x 7' 10" (2.39m x 2.39m)

Fitted with a range of wall and base units with roll edge work surface over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Gas oven with extractor over. Spaces for upright fridge/freezer and washing machine. Wall mounted 'Vaillant' combi boiler. Tiled floor. UPVC double glazed window to front.

Living Room

Stairs rising to first floor accommodation. Quality wood effect laminate flooring. Two radiators. UPVC double glazed sliding patio doors to Rear Garden.

Landing

Loft access. Doors to both Bedrooms and Bathroom.

Bedroom 1

11' 0" x 6' 8" (3.35m x 2.03m)

Built in double wardrobe. Quality wood effect laminate flooring. Radiator. UPVC double glazed window to rear with stunning views over open countryside.

Bedroom 2

10' 9" x 6' 8" (3.28m x 2.03m)

Built in wardrobe. Quality wood effect laminate flooring. Radiator. UPVC double glazed window to front.

Bathroom

7' 7" x 4' 9" (2.31m x 1.45m)

Tiled and fitted with a white suite comprising P shaped bath with thermostatic shower and glazed screen over, pedestal wash basin and low level W.C. Radiator, extractor and tiled floor. UPVC double glazed window to rear.

Frontage

Laid to gravel with paved pathway. This low maintenance option provides additional off street parking if required.

Garage

Up and over door to the front. Power connected. Storage opportunity in rafters. Parking space in front.

