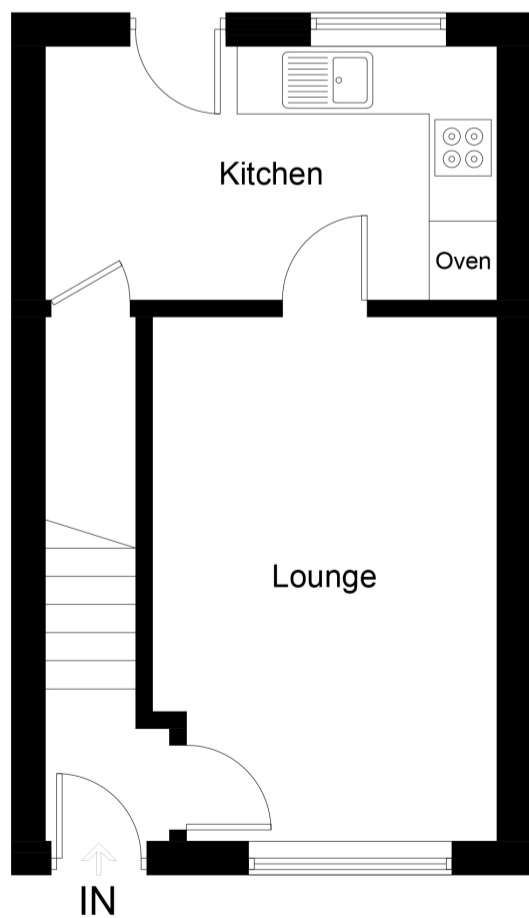


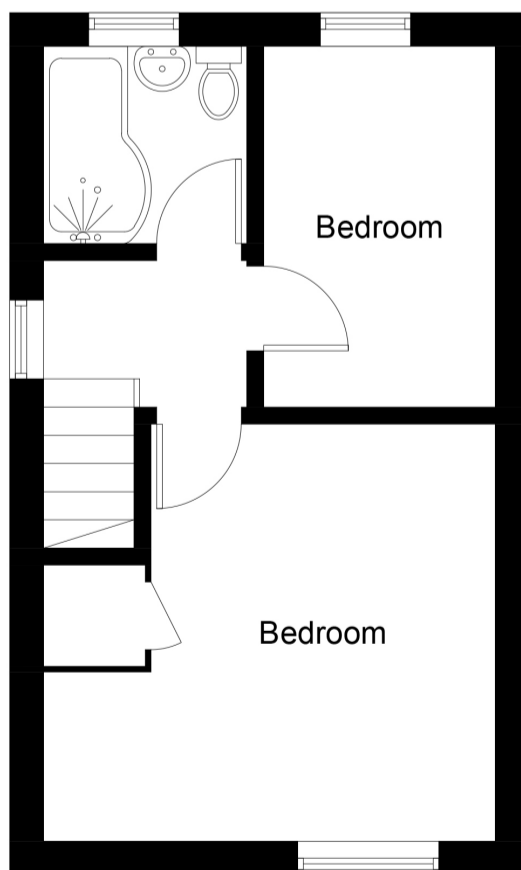


6 Farmhouse Close

Approximate Gross Internal Area = 56.6 sq m / 609 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1045296
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision



This delightful two bedroom end of terrace house is offered for sale with no onward chain, ideal for those looking for a quick move. Located in this quiet, favoured Cul de Sac just a short distance from the centre, with easy access to the shops, coffee shops, bars, restaurants and amenities the town has to offer, the clean, tidy and well planned accommodation briefly comprises; Entrance Hall, Sitting Room, Kitchen/Dining Room, two double Bedroom and Bathroom. Outside there are gardens to the front and rear, the latter being South facing. Garage and parking space.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door. Stairs to first floor accommodation. Radiator. Door to Sitting Room.

Sitting Room

15' 2" x 9' 11" (4.62m x 3.02m)

Radiator. UPVC double glazed window to front. Door to Kitchen/Dining Room.

Kitchen/Dining Room

13' 1" x 7' 5" (3.99m x 2.26m)

Fitted with a range of wall and base units with complimentary work surfaces over. Inset stainless steel sink and drainer with mixer tap. Built in eye level double electric oven and gas hob with concealed extractor over. Spaces for washing machine and fridge/freezer. Wall mounted boiler. Understairs storage cupboard. Radiator and vinyl flooring. UPVC double glazed window and door to rear.

Landing

Loft access. UPVC double glazed window to side. Doors to Bedrooms and Bathroom.

Bedroom 1

12' 1" x 13' 1" (3.68m x 3.99m max)

Cupboard housing immersion tank. Recess for wardrobes. Radiator. UPVC double window to front.

Bedroom 2

6' 9" x 10' 6" (2.06m x 3.20m) Radiator. UPVC double glazed window to rear.

Bathroom

5' 9" x 5' 11" (1.75m x 1.80m)

Fully tiled and fitted with a white suite comprising; panelled bath with electric shower and glazed screen over, pedestal wash basin and low level W.C. Radiator and vinyl flooring. UPVC double glazed window to rear.

Front Garden

Laid to gravel with paved pathway.

Rear Garden

Enclosed by timber panel fence and stone wall with gated access to side. Laid patio with a further raised patio edged with well stocked borders. Outside light. Access to rear of Garage.

Garage

Up and over door to front and pedestrian door to rear.

Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band - B

