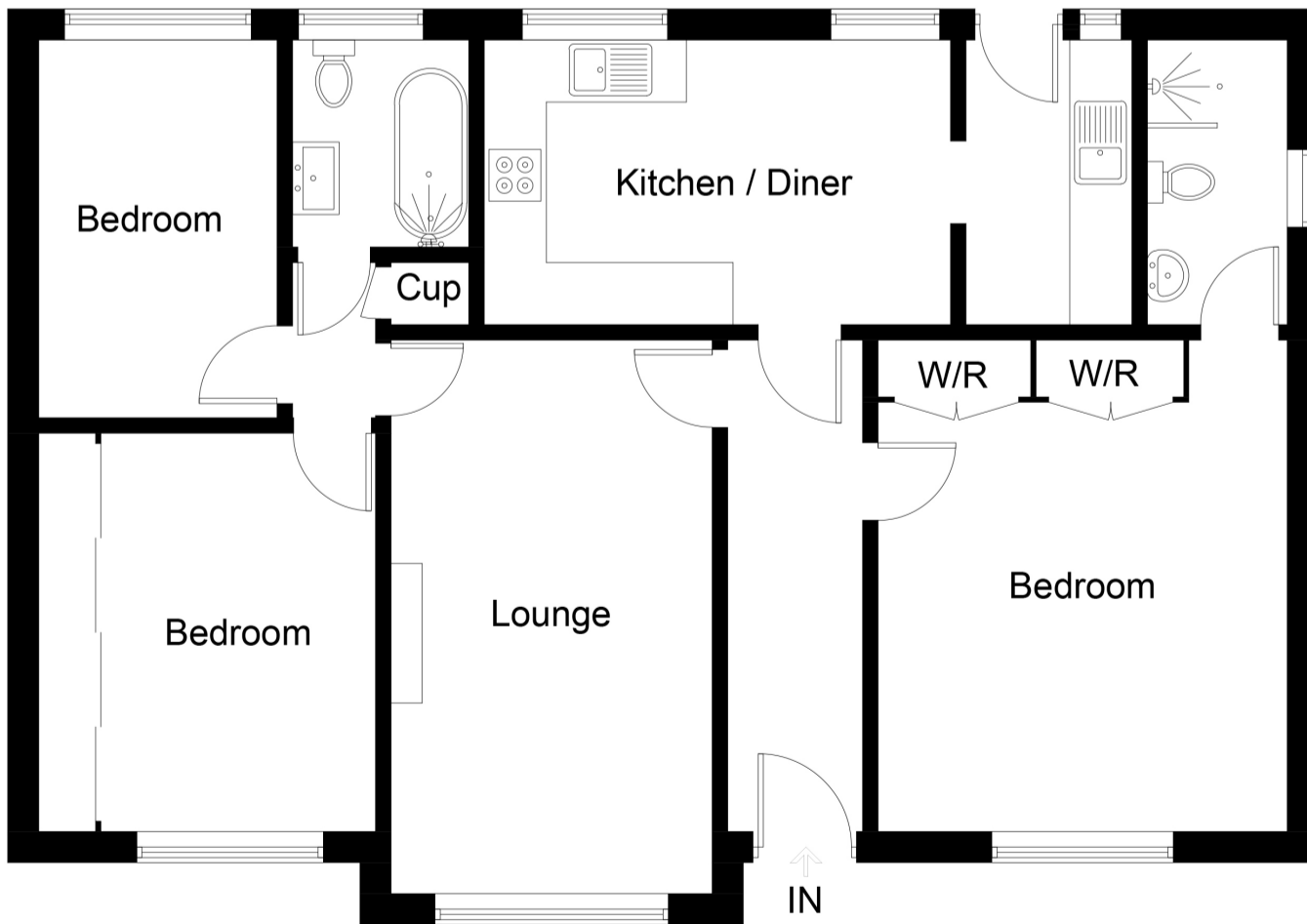




## 23 Ashton Crescent

Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1228574  
 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



We are pleased to showcase this fabulous, extended bungalow which enjoys a delightful position on this popular road, close to the town centre and perfectly placed for access to the shops, amenities and public transport links. Sitting in easily managed corner plot gardens, the immaculately presented bungalow has versatile accommodation briefly comprising; Entrance Hall, Sitting Room, Kitchen/Diner and Utility Room, Principal Bedroom with En Suite Shower Room, two further Bedrooms and Bathroom. Outside, there are lawned gardens to the front and low maintenance gardens to the side and rear. Also there is a garage with power connected and a Tarmac driveway for two vehicles. The seller has found a vacant property that she would like to purchase.



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via composite double glazed door. Coir matwell and engineered Oak flooring. Radiator. Doors to Sitting Room, Principal Bedroom and Kitchen/Diner.

### Sitting Room

17' 7" x 10' 8" (5.36m x 3.25m)

Feature fireplace with wood lintel and stone hearth. Radiator. UPVC double glazed window to front. Door to Inner Hall.

### Inner Hallway

Loft access with fitted ladders giving access to loft space and 'Worcester' combi boiler. Doors to Bedrooms 2 and 3 and Bathroom.

### Bedroom 2

12' 5" x 8' 9" (3.78m x 2.67m)

A range of fitted wardrobes. Radiator. UPVC double glazed window to front.

### Bedroom 3/Dining Room

12' 0" x 7' 5" (3.66m x 2.26m)

Radiator. UPVC double glazed window to rear.

### Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

Tiled and fitted with a white suite comprising; panelled bath with electric shower over, pedestal wash basin and low level W.C. Radiator, vinyl tile floor and extractor. UPVC double glazed window to rear.

### Kitchen/Diner

14' 7" x 8' 8" (4.45m x 2.64m)

Fitted with a range of wall and base units with square edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Cooker with gas hob and electric oven and extractor. Space for fridge/freezer. Radiator and vinyl tile floor. Two UPVC double glazed windows to rear. Opening to Utility Room.

### Utility Room

8' 8" x 5' 3" (2.64m x 1.60m)

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 splashbacks. Spaces for washing machine, dishwasher and tumble dryer. Vinyl tile floor. UPVC double glazed door to rear garden.

### Principal Suite

12' 8" x 12' 4" (3.86m x 3.76m)

A range of fitted wardrobes. Radiator. UPVC double glazed window to front. Door to En Suite Shower Room.

### En Suite Shower Room

8' 8" x 4' 5" (2.64m x 1.35m)

Partially tiled and fitted with a white suite comprising; large shower unit with electric shower, pedestal wash basin and low level W.C. Radiator, vinyl tile floor and extractor. UPVC double glazed window to side.

### Front Garden

Enclosed by low stone wall and natural hedging, this garden is predominantly laid to lawn with shrub borders and raised beds with a central paved pathway to the property. A timber panel fence and gate to side garden.

### Side Garden

Enclosed by low brick wall, timber panel fencing and natural hedging with gates to rear garden and driveway. This low maintenance area is laid to bark and pea gravel with shrub borders. Timber shed.

### Rear Garden

This low maintenance garden is enclosed by wall and timber panel fencing with gated access to side garden. Offering a good deal of privacy, the area is laid to pea gravel with stone built raised beds. Timber shed, outside tap and outside light.

### Driveway & Garage

Tarmac driveway providing parking for two vehicles. Up and over door to front.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: D

