

REDUCED



PROPERTY SUMMARY

Well presented three bedroom semi detached house comprising entrance hall, lounge, downstairs w.c. kitchen/diner, family bathroom and enclosed rear garden. The property is conveniently positioned for the M4 corridor at J36, Sainsburys and McArthur Glen designer outlet.

POINTS OF INTEREST

- Three bedroom semi detached house
- Kitchen/diner
- Well presented throughout
- Enclosed rear garden
- EPC- B/ Council tax band - D
- Garden room



ROOM DESCRIPTIONS

Entrance

Via composite front door into the entrance hall.

Entrance Hall

Emulsioned ceiling and walls, ceiling light, LVT flooring in tile effect, radiator, smoke alarm and sprinkle system. Wall mounted electric hive system. Doors leading to the downstairs w.c. and lounge and carpeted stairs leading to the first floor with handrail.

Downstairs w.c.

Emulsioned ceiling and walls, radiator and PVCu frosted window to the front of the property with roller blind. Two piece suite comprising corner wash hand basin with stainless steel mixer tap and low level w.c. Mirror with glass shelf and LVT flooring in tile effect.

Lounge

3.70m x 4.50m (12' 2" x 14' 9") Emulsioned ceiling and walls, stainless steel light fitting, fitted carpet, radiator, PVCu window to the front of the property with vertical blinds. Door leading into under stairs storage with spot light. Door leading into the kitchen/diner.

Kitchen/diner

2.60m x 4.80m (8' 6" x 15' 9") Emulsioned ceiling, spot lights, emulsioned walls, tile effect LVT flooring, radiator, designer pendant light over the dining table and chairs, PVCu window overlooking the rear and PVCu French doors leading out to the rear garden. A range of matching wall and base units with wooden work surface, integrated appliances to include; dishwasher, fridge/freezer, oven and ceramic induction four ring hob with stainless steel splash back and stainless steel extractor above and matching upstands.

Landing

Via stairs with fitted carpet, handrail and spindle balustrade. PVCu window to the side of the property with blinds, emulsioned ceiling and walls, doors leading to the bathroom, three bedrooms and airing cupboard. Loft hatch, smoke alarm and ventilation system and sprinkler. Ceiling pendant light, radiator and plug sockets.

Family bathroom

2m x 1.90m (6' 7" x 6' 3") Emulsioned ceiling and walls, LVT tile effect flooring, radiator, frosted PVCu windows with roller blinds to the rear of the property and tiled splash back areas. Three piece suite comprising bath with stainless steel hot and cold taps, stainless steel mixer shower with shower head and glass shower screen, low level w.c. and pedestal sink with hot and cold stainless steel taps. Wall mounted storage unit.

Bedroom 1

3m x 2.70m (9' 10" x 8' 10") Measurements are to the wardrobes. Emulsioned ceiling and walls, fitted wardrobe with mirrored glass sliding doors, fitted carpet, PVCu window to the rear of the property with fitted blinds and radiator.

Bedroom 2

3.60m x 2.50m (11' 10" x 8' 2") Emulsioned ceiling and walls, fitted carpet, PVCu window with fitted blinds to the front of the property, radiator and fitted wardrobes.

Bedroom 3

2.20m x 2.70m (7' 3" x 8' 10") Emulsioned ceiling and walls, fitted carpet, PVCu window to the front of the property with fitted blinds, fitted wardrobe above the bulk head and radiator.

Outside

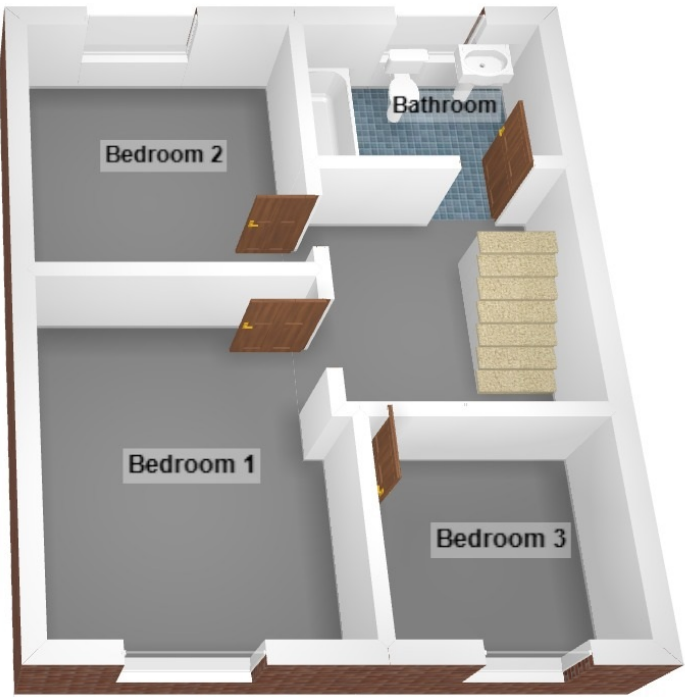
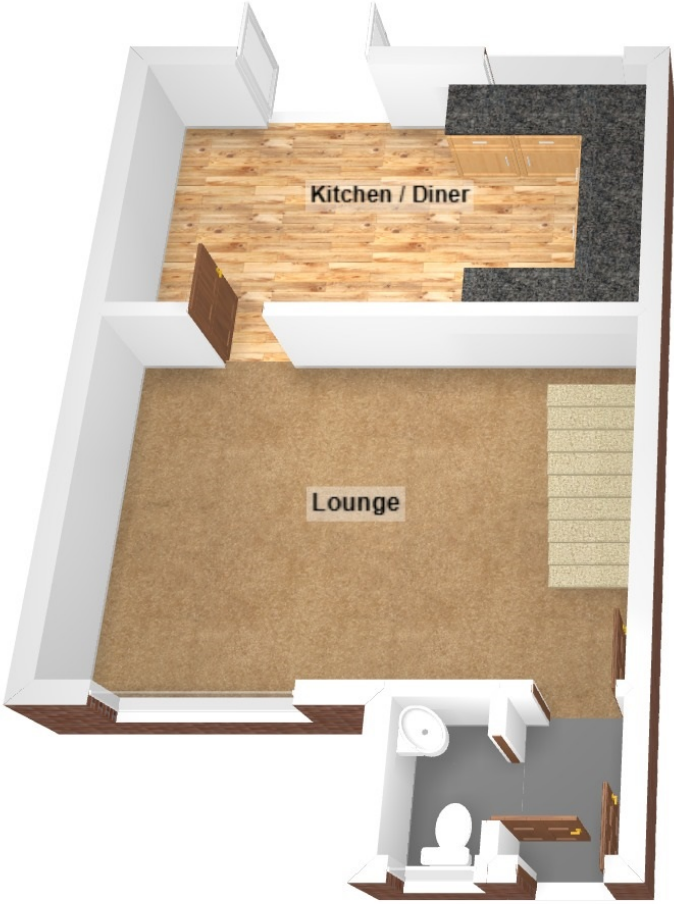
Tarmac driveway to the front with electric down lights, paved pathway leading to the front door and area laid to lawn.

The rear garden is enclosed by wall and fencing with patio area and steps down to a tiered garden which is paved with decorative gravel and planting, steps down to a further tier laid to lawn. Wooden gate leading to the drive, outside tap, down lights and electric sockets.

Garden room

2.40m x 3.30m (7' 10" x 10' 10") PVCu frosted glazed door to the front and PVCu windows to the side and rear, painted flooring and textured walls.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(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		