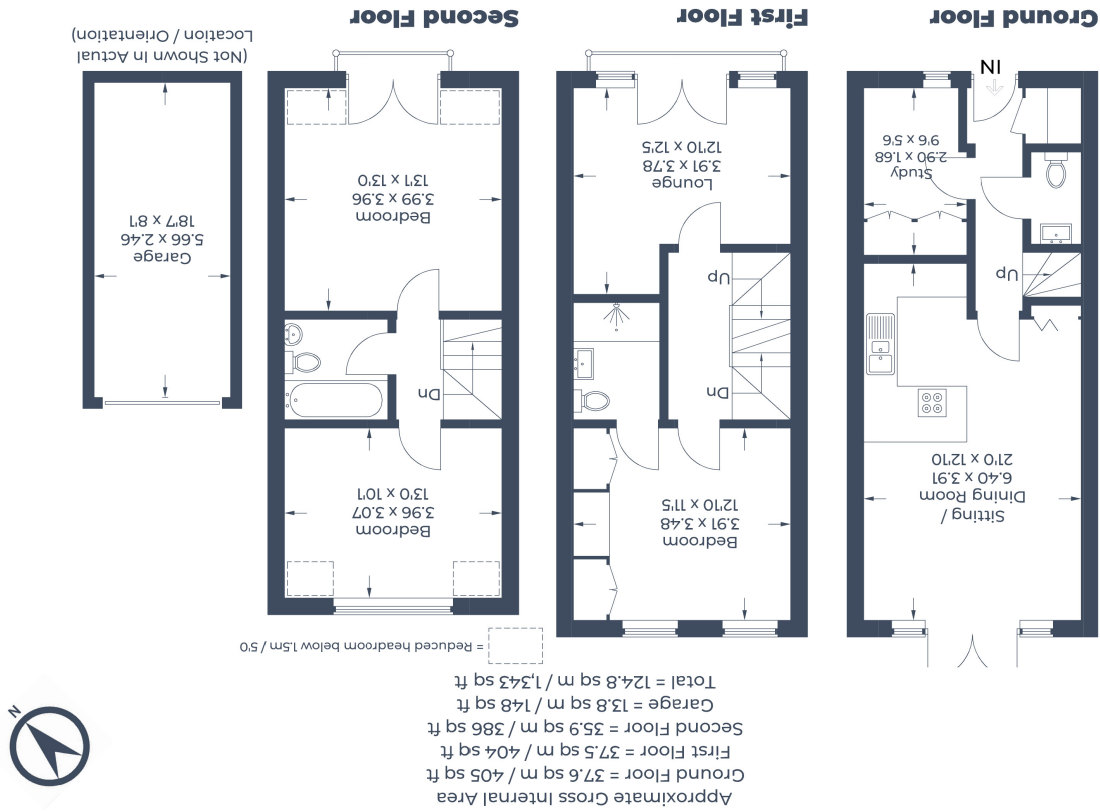


Energy Efficiency Rating	
Current	Potential
England, Scotland & Wales	
Very energy efficient - lower running costs	
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(49-54)
F	(41-48)
G	(1-40)
Not energy efficient - higher running costs	
80	
84	



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measurements are approximate, not to scale.
Illustration for identification purposes only.





- Beautifully presented town house
- Versatile accommodation across three floors
- Separate STUDY
- Solar panels

- Favoured location within walking distance to the River Great Ouse
- Beautifully appointed and refitted ENSUITE
- Three DOUBLE bedrooms
- Garage & NO CHAIN

ACCOMMODATION

Composite door with storm canopy over to:

Entrance Hallway

Staircase leading to First Floor Landing with inset lighting, spacious LAUNDRY CUPBOARD with plumbing for automatic washing machine

Cloakroom

Two piece refitted suite to comprise low flush W.C and wash hand basin, splashback wall tiling, radiator

Study

Radiator, window to the front aspect

Kitchen & Dining Room

A spacious 21ft room to comprise an array of wall mounted and floor base level storage cupboard units, fitted worksurfaces with inset sink and drainer unit, attractive splashback wall tiling, integrated kitchen appliances to include fan assisted oven, 4 burner gas hob with extractor over, dish washer and fridge/freezer, contemporary wall mounted radiator, glazed double doors opening to the Garden

First Floor Landing

Staircase rising to Second Floor Landing

Lounge

Radiator, glazed double doors leading to the Juliet Balcony

Bedroom One

Radiator, two windows to the rear aspect, door to:

En-Suite Shower Room

Beautifully appointed/refitted suite to comprise fully tiled double shower enclosure, pedestal wash hand basin and low flush W.C, heated towel radiator, splashback wall tiling

Second Floor Landing

Access to the loft space

Bedroom Two

Radiator, window to the rear aspect

Bedroom Three

Radiator, shelved airing cupboard housing hot water cylinder, glazed double doors to the front with Juliet Balcony

Bathroom

Three piece white suite to comprise panel bath with shower handset over and glazed shower screen, pedestal wash hand basin and low flush W.C, splashback wall tiling, radiator

Outside

Low maintenance rear garden laid to artificial lawn, fully enclosed with gated access to the rear providing pedestrian access to the GARAGE

Garage

A single GARAGE located below a Coach-house located to the side of the property

Agents Notes

The property has the benefit of solar panels proving low cost electricity to the property and a financial incentive for energy returned back to the grid

