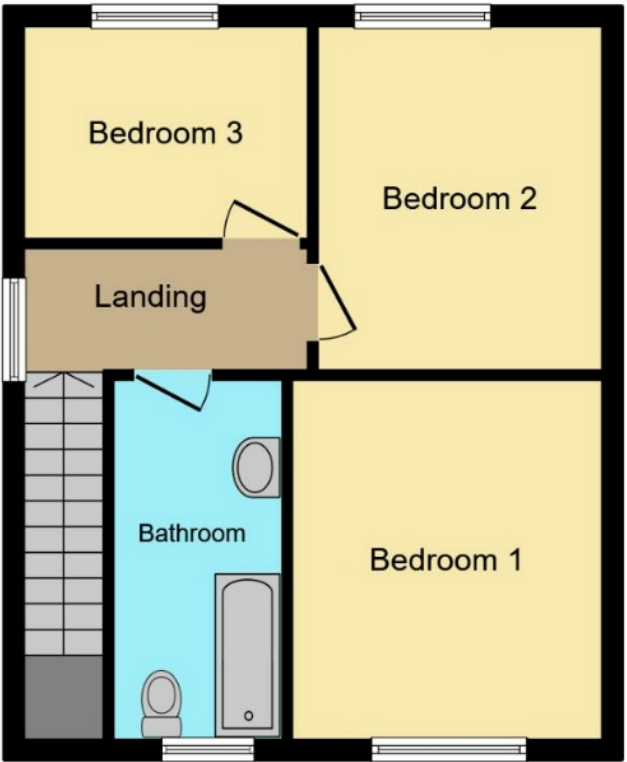




Ground Floor
Floor area 41.9 m² (451 sq.ft.)



First Floor
Floor area 41.9 m² (451 sq.ft.)

TOTAL: 83.8 m² (902 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This charming three bedroom semi detached house occupies a lovely spot in a quiet, centrally located Cul de Sac and is perfectly placed for access the town centre, schools and public transport links. Offered for sale with no onward chain, the well balanced and recently updated accommodation briefly comprises; Entrance Hall, ground floor Shower Room, Sitting Room, Kitchen/Dining Room, three good sized Bedrooms and family Bathroom. Outside the frontage is laid to gravel, providing off street parking whilst the enclosed rear garden is laid to lawn and patio.



ROOM DESCRIPTIONS

Entrance Hall
Entered via UPVC double glazed door with matching side panel. Stairs rising to first floor accommodation with useful storage cupboard below. Radiator and laminate flooring. Doors to Sitting Room and Shower Room, access to Kitchen/Dining Room.

Sitting Room
13' 10" x 11' 1" (4.22m x 3.38m)
Laminate flooring and radiator. UPVC double glazed window to front.

Shower Room
Tiled and fitted with a white suite comprising; Walk in shower and W.C. (hand basin to be installed). Heated towel rail and laminate flooring. UPVC double glazed window to side.

Kitchen/Dining Room
16' 11" x 10' 0" (5.16m x 3.05m)
Fitted with a modern range of wall and base units with complimentary work surfaces and upstands over. Inset stainless steel sink and drainer with mixer tap. Built in electric oven and hob with extractor over. Cupboard housing combi boiler and providing additional storage. Spaces for washing machine and fridge/freezer. Radiator and laminate flooring. UPVC double glazed window to side and UPVC double glazed French doors opening onto Rear Garden.

Landing
Loft access??UPVC double glazed window to side. Doors to all Bedrooms and Family Bathroom.

Bedroom 1
11' 8" x 9' 4" (3.56m x 2.84m)
Radiator. UPVC double glazed window to front.

Bedroom 2
11' 10" x 8' 7" (3.61m x 2.62m)
Radiator. UPVC double glazed window to rear.

Bedroom 3
8' 11" x 8' 2" (2.72m x 2.49m)
Radiator. UPVC double glazed window to rear.

Family Bathroom
Tiled and fitted with a white suite comprising; panelled bath with thermostatically controlled shower and glazed screen over, vanity unit with inset basin and low level W.C. Radiator, extractor, tiled floor and UPVC double glazed window to front.

Frontage
Predominantly laid to gravel providing driveway parking for two vehicles

Rear Garden
Fully enclosed by timber fencing with gated access to the front, this easily maintained area is laid to paved patio and lawn.

