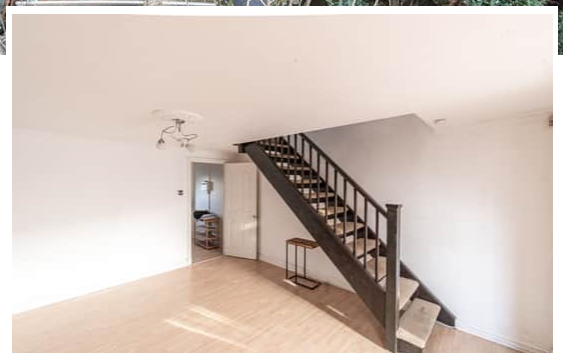




Asking Price: £91,950

- Extended Two Bedroom Mid Link Property
- First Floor Bathroom
- Popular And Convenient Residential Area
- No Forward Chain
- Ideal First Time Purchase Or Investment Opportunity
- Conservatory
- Quiet Cul-de-sac Location



Entrance

Entered via double glazed front door giving access to small hallway with beech effect laminate flooring, textured ceiling with coving and doors to:-

Kitchen

2.34m x 2.20m (7' 8" x 7' 3")

Fitted with a range of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with mixer taps over, part tiled walls, built in fan assisted electric cooker with four ring electric hob and extractor canopy over, space for fridge freezer, wall mounted Baxi boiler (supplying domestic hot water and gas central heating), ceramic tile flooring, plumbing for automatic washing machine and double glazed leaded window to front aspect.

Lounge

4.57m x 3.52m (15' 0" x 11' 7")

A good size light and airy room, open plan effect with staircase giving access to the first floor, beech effect laminate flooring, fitted wall lights, ceiling rose and opening to:-

Conservatory

3.23m x 2.83m (10' 7" x 9' 3")

With double glazed windows, pitched polycarbonate roof, ceramic tile flooring and double glazed French doors opening onto rear garden.

First Floor Landing

With attic hatch and doors to:-

Bedroom One

3.40m x 2.50m (11' 2" x 8' 2")

With fitted wardrobe, built in over stairs storage cupboard space and double glazed window looking onto rear garden.

Bedroom Two

3.44m x 1.97m (11' 3" x 6' 6")

With laminate flooring and double glazed window to front aspect.

Bathroom

2.46m x 1.45m (8' 1" x 4' 9")

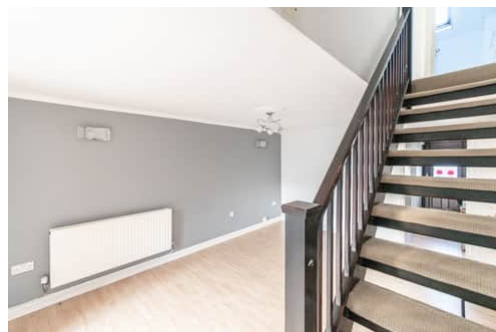
A three piece suite in white comprising panel bath with shower attachment over and glazed side screen, vanity wash hand basin, low level W.C, beech effect laminate flooring and Velux roof window.

External

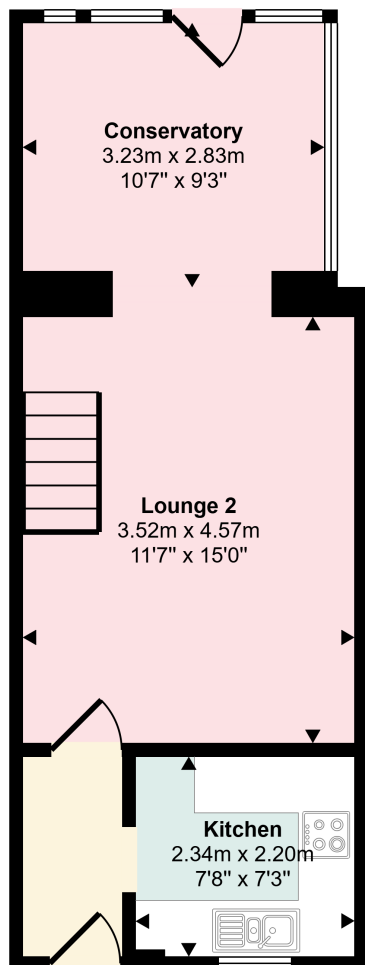
Small enclosed rear garden with paved patio and decked area with wall boundaries.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

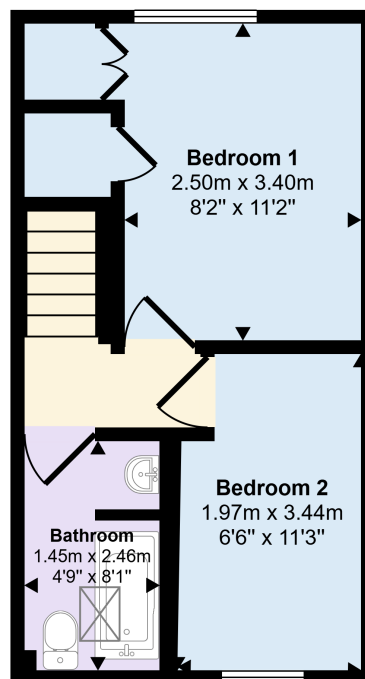


Approx Gross Internal Area
59 sq m / 640 sq ft



Ground Floor

Approx 35 sq m / 374 sq ft



First Floor

Approx 25 sq m / 266 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	86
		EU Directive 2002/91/EC	

