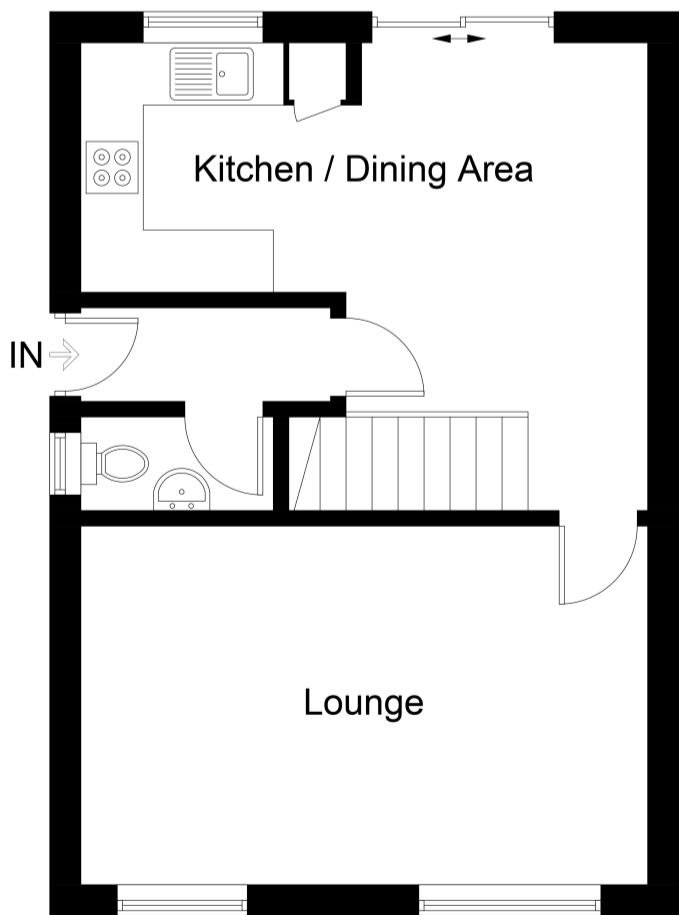


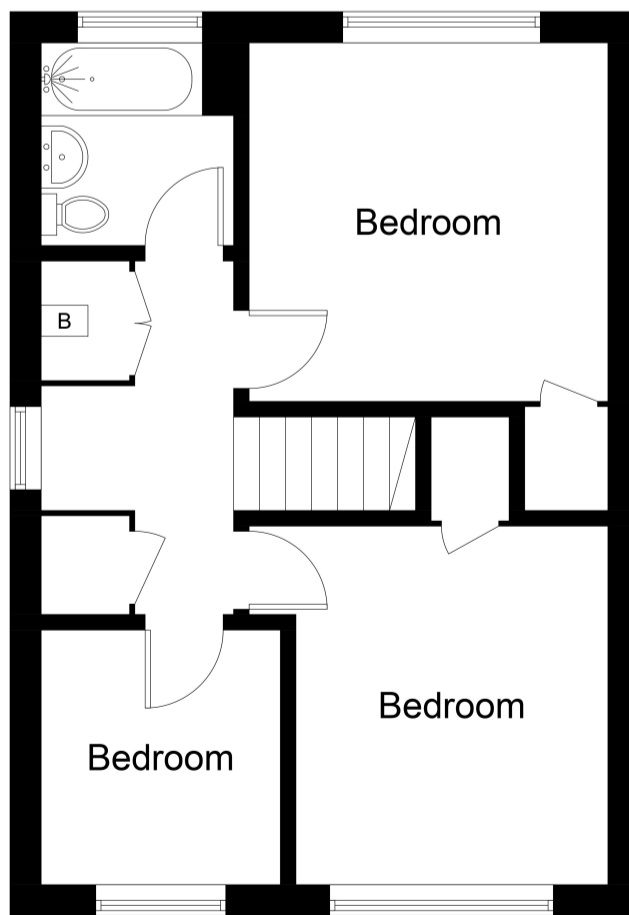


### 8 Goss View

Approximate Gross Internal Area = 88.7 sq m / 955 sq ft



**Ground Floor**



**First Floor**

| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92+)                                       | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         | 82                      |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> | 67      |                         |
| (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. ID1079529  
 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





This well presented and generous sized family home enjoys a South facing rear aspect in this favoured Cul de sac towards the West side of town, with easy access to local shops, schools and public transport links. Larger than average, this popular house design offers well configured accommodation which briefly comprises; Entrance Hall, Cloakroom, open plan Kitchen/Dining Room, Sitting Room, three Bedrooms and Family Bathroom. Outside, there are private, South facing gardens to the rear along with driveway and Garage to the front. N.B. the sellers have found a vacant property for those looking for an easy move.



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via UPVC double glazed door. Radiator and quality wood effect vinyl flooring. Doors to; Cloakroom and Kitchen/Dining Room.

### Cloakroom

Fitted with a suite comprising; low level W.C and wash hand basin. quality wood effect vinyl flooring. UPVC double glazed window to side.

### Kitchen/Dining Room

17' 10" x 14' 6" (5.44m x 4.42m)

Fitted with a range of wall and base units with complimentary square edge worksurfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Built in electric oven and gas hob. Space for upright fridge/freezer. Radiator and quality wood effect vinyl flooring. UPVC double window and sliding patio doors to rear. Stairs rising to first floor accommodation with smart pull out storage system below.

### Sitting Room

17' 11" x 11' 3" (5.46m x 3.43m)

Electric fireplace with wooden surround and tiled hearth. Two radiators and two UPVC double glazed windows to front aspect.

### Landing

Loft access, airing cupboard and cupboard housing 'Worcester' combi boiler. UPVC double glazed window to side and useful 'study area'. Doors to all Bedrooms and Family Bathroom.

### Bedroom 1

11' 3" x 11' 3" (3.43m x 3.43m)

Built in storage cupboard. Radiator and UPVC double window to rear.

### Bedroom 2

11' 5" x 9' 11" (3.48m x 3.02m)

Built in storage cupboard. Radiator and UPVC double window to front.

### Bedroom 3

8' 1" x 7' 8" (2.46m x 2.34m)

Radiator and UPVC double glazed window to front.

### Family Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

Tiled and fitted with a white suite comprising; panelled with electric shower and glazed screen over, pedestal wash hand basin and low level W.C.. Heated towel rail and vinyl flooring. UPVC double glazed window to rear.

### Front Garden

Laid to lawn with driveway leading to front door and Garage.

### Garage

Up and over door to the front with UPVC double glazed pedestrian door to rear. Plumbing for washing machine. Tap and power connected.

### Rear Garden

Fully enclosed by timber panel fencing and brick wall, this private, south facing garden is laid to a paved patio with a slightly raised lawn and rockery/flower bed. Outside tap.

### Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band - D

