



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Total Area: 75.5 m²

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Offered for sale with no onward chain, this sturdily built, older style property comes to market at a realistic price. Located to the North of the town centre, this family home is well placed for access to the shops, schools, amenities and open countryside. Benefitting from a recently installed 'Worcester' combi boiler, the accommodation briefly comprises; Entrance Hall, Sitting Room, Kitchen/Dining Room, three Bedrooms, Shower Room and Separate W.C.. Outside, there is a block paved driveway for two vehicles and an enclosed South West aspect rear Garden.



ROOM DESCRIPTIONS

Entrance Hall
13' 5" x 6' 0" (4.09m x 1.83m)
Entered via obscured glazed door. Stairs to first floor accommodation with useful storage cupboard below. Radiator, doors to Sitting Room and Kitchen/Dining Room.

Sitting Room
14' 0" x 11' 8" (4.27m x 3.56m)
Brick built fire place with tiled hearth. Radiator. Double glazed window to front.

Kitchen/Dining Room
18' 4" x 8' 8" (5.59m x 2.64m)
Fitted with a range of wall and base units with roll edge worksurfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Spaces for cooker, washing machine and under counter fridge. Radiator and vinyl flooring. Double glazed window to rear. Obscured glazed door opening to rear garden.

Bedroom 1
12' 1" x 11' 8" (3.68m x 3.56m)
Built in wardrobes. Radiator. Double glazed window to front.

Bedroom 2
12' 4" x 8' 9" (3.76m x 2.67m)
Radiator. Double glazed window to rear.

Bedroom 3
8' 9" x 7' 9" (2.67m x 2.36m)
Radiator. Double glazed window to front.

Shower Room
5' 8" x 4' 7" (1.73m x 1.40m)
Fully tiled and fitted with a quadrant shower cubicle with thermostatically controlled shower and pedestal wash basin. Heated towel rail, vinyl floor and double glazed window to rear.

Separate W.C.
5' 6" x 2' 6" (1.68m x 0.76m)
Fitted with low level W.C. Vinyl flooring. Double glazed window to rear.

Front Garden
Laid to block paved driveway.

Rear Garden
Enclosed by timber panel fencing with gated access to the rear. Laid patio and lawn.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band:

