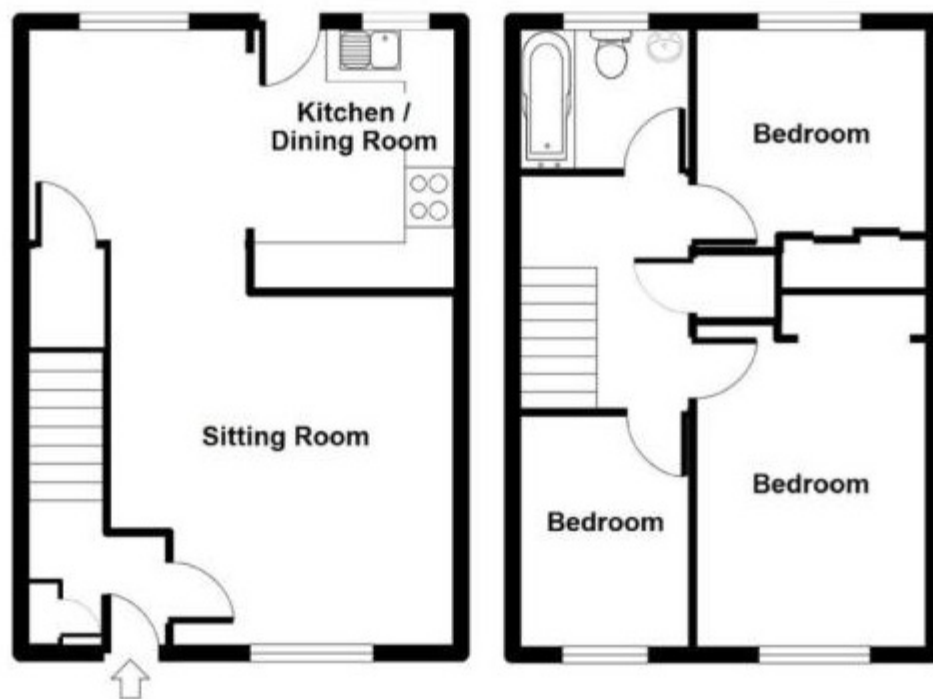




APPROX GROSS INTERNAL FLOOR AREA: 797 sq. ft / 74 sq. m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



This well presented and well maintained home presents an ideal opportunity for first time buyers and investment landlords alike. Offered for sale with no onward chain the property is well positioned for access to local schools, shops and public transport links. Located in a quiet, traffic free position and fronting on to a small green, the accommodation briefly comprises; Entrance Hall, Sitting Room, Kitchen/Dining Room, three Bedrooms and Family Bathroom. Outside there are gardens to the front and rear, the latter being West facing, along with a garage located directly to the rear.



ROOM DESCRIPTIONS

Entrance Hall
Entered via UPVC double glazed door. Stairs to first floor accommodation. Tiled floor and storage cupboard.

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

Sitting Room
13' 10" x 12' 10" (4.22m x 3.91m)
Large UPVC double glazed window to front. Radiator and laminate flooring. Opening to Kitchen/Dining area.

Kitchen/Dining Room
16' 2" x 8' 7" (4.93m x 2.62m)
Fitted with a range of wall and base units with roll edge works surfaces over. Inset stainless steel sink and drainer with mixer tap over. Built in electric oven, hob and extractor. Space for washing machine. UPVC double glazed window and door to rear. Understairs storage cupboard with space with fridge/freezer. Cupboard housing "Worcester" combi boiler. Tile effect vinyl flooring and radiator.

First Floor Landing
Loft access with ladders. Doors to all Bedrooms and Family Bathroom. Airing cupboard.

Bedroom One
12' 2" x 9' 1" (3.71m x 2.77m)
Fitted storage. Laminate floor and UPVC double glazed window to front. Radiator.

Bedroom Two
8' 3" x 9' 2" (2.51m x 2.79m) to wardrobe fronts.
Fitted wardrobes. UPVC double glazed window to rear and radiator.

Bedroom Three
8' 5" x 6' 9" (2.57m x 2.06m)
UPVC double glazed window to front and radiator.

Bathroom
Fully tiled and fitted with a white suite comprising; pane bath with mixer taps, shower attachment and glazed screen over, ceramic pedestal hand wash basin with mixer taps and low level W.C. UPVC double glazed window to rear. Heated towel rail and tiled floor.

Rear Garden
Fully enclosed by timber panel fencing and gate to rear. Fully laid to patio area with well stocked boarders. Timber panel shed.

Front Garden
Predominately laid to lawn with paved steps to front door.

Garage
Up and over door to front. Parking space.

