



Energy Efficiency Rating

Current	Potential
66	85

England, Scotland & Wales
EU Directive 2002/91/EC

Very energy efficient - lower running costs (A) (82+)
Energy efficient (B) (81-81)
Decent (C) (69-80)
Average (D) (55-68)
Below average (E) (39-54)
Poor (F) (21-38)
Very poor (G) (1-20)
Not energy efficient - higher running costs



Description

This is a beautiful, spacious and practical family home which has been tastefully extended to the rear now offering generous size living accommodation.



Benefits include a light and spacious entrance hall, downstairs cloakroom, a fabulous size lounge which forms part of the extension with bi-folding doors onto the garden. In addition to this there is a fabulous open plan kitchen/diner. The kitchen has plenty of cupboard space and part built in appliances. This creates a sociable area for a young family and entertaining guests. There is also a utility room to the rear with doors onto the garden.



Upstairs are three generous size double bedrooms and the main family bathroom. The bathroom comprises of enclosed bath with incorporated Rain fall shower, wash basin and W/C.

Outside the front garden is enclosed by fencing and views over open Greenland.

The rear garden has a patio area, with gated access.

Salisbury road is located at the far side of St Nicolas and is a short walk to the St Nicks park.

There is also well regarded primary and secondary schools close by.



Internal viewing a must!!

Council Tax band C

