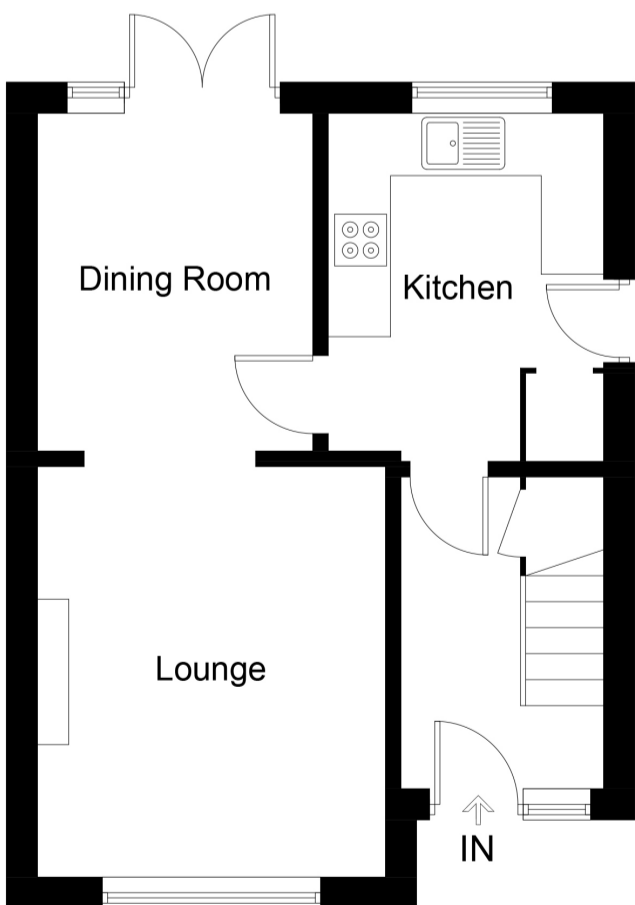


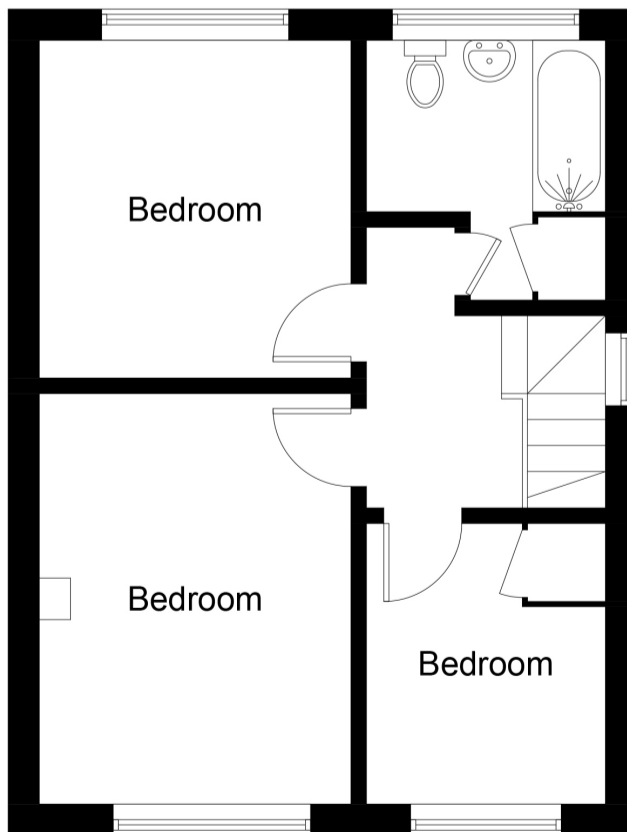


42 Nightingale Gardens

Approximate Gross Internal Area = 78.8 sq m / 848 sq ft



Ground Floor



First Floor

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			
		69	83
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1113568
 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



Offered for sale with no onward, this well presented semi detached house occupies a quiet, traffic free position close to open parkland with easy access to local schools and public transport links. Well maintained throughout, the well balanced accommodation briefly comprises; Entrance Hall, Open plan Sitting/Dining Room, Kitchen, three good sized bedrooms and family bathroom. Outside, there are good sized gardens to both front and rear, the latter enjoying a West facing aspect and a single Garage with mains power connected.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door with matching glazed panel. Stairs rising to first floor accommodation with useful storage cupboard below. Radiator. Doors Sitting Room and Kitchen.

Sitting/Dining Room

Sitting Room

3.93m x 3.33m (12' 11" x 10' 11")

Radiator. UPVC double glazed full height picture window to front. Opening to Dining Room.

Dining Room

3.22m x 2.65m (10' 7" x 8' 8")

Radiator. UPVC double glazed French doors opening onto Rear Garden. Door to Kitchen.

Kitchen

2.56m x 2.52m (8' 5" x 8' 3")

Fitted with a range of wall and base units with square edgework surfaces over. Inset stainless steel sink and drainer with mixer tap. Built electric oven, hob and extractor. Spaces for washing machine and upright fridge/freezer.

Landing

UPVC double glazed window to side. Loft access with ladders. Doors to all Bedrooms & Family Bathroom.

Bedroom 1

3.96m x 3.03m (13' 0" x 9' 11")

Radiator. UPVC double glazed window to front.

Bedroom 2

3.27m x 3.03m (10' 9" x 9' 11")

Radiator. UPVC double glazed window to rear.

Bedroom 3

2.71m x 2.34m (8' 11" x 7' 8")

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

Bathroom

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

Front Garden

Laid to lawn with with natural hedging and pathway.

Rear Garden

Fully enclosed by timber panel fencing with gated access to both the front and the rear. Attractively hard landscaped for ease of maintenance with a paved patios and ornamental gravel. Outside tap and light.

Garage

Up and door to the front. Mains power connected.

Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band - C

