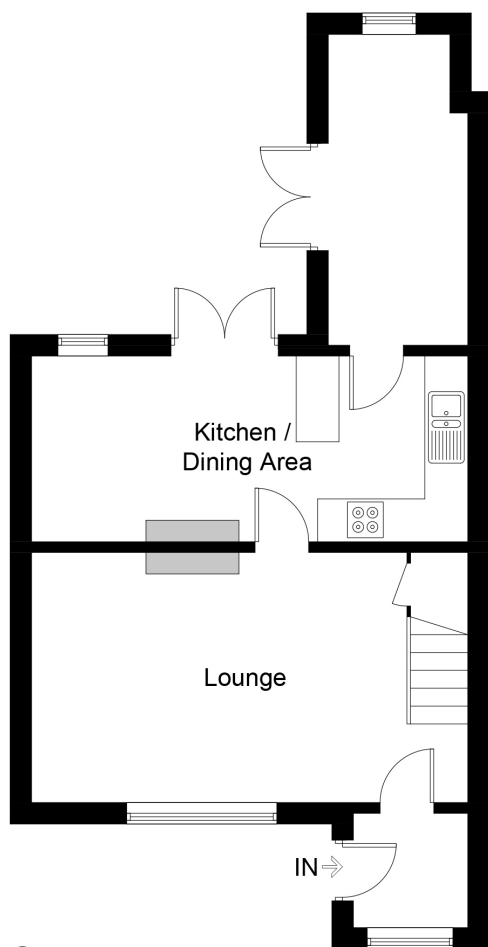


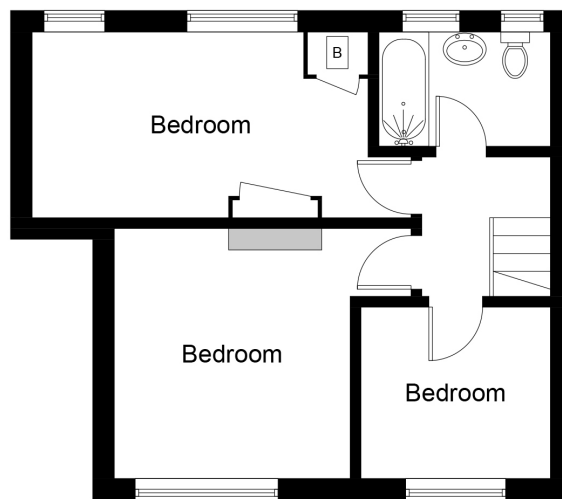


### 4 Meadow Close

Approximate Gross Internal Area = 91.1 sq m / 980 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>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	61	
(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. ID1091143  
 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 chain. This well balanced three Bedroom terraced house is sensibly priced too reflect its condition and potential. Located in a Cul-de-Sac within close proximity of the town centre, amenities and local schools, the property benefits a larger than average rear and offers huge scope to act as a blank canvas for those wishing to stamp their own mark. Double glazed and gas centrally heated the accommodation briefly comprises; Entrance Porch, Entrance Hall., Sitting Room, Kitchen/Dining Room and Utility Room, three Bedrooms and a family Bathroom. Outside there is off street parking to the front and mature gardens to the rear.



## ROOM DESCRIPTIONS

### Entrance Porch

Entered via UPVC double glazed door with UPVC double glazed door to front. UPVC double glazed door to entrance.

### Sitting Room

Stairs rising to first floor accommodation with useful storage cupboard below. Fireplace with wooden mantle, tiled back plate and hearth. radiator. UPVC double glazed window to front. Door to Kitchen/Dining Room.

### Kitchen/Dining Room

19' 9" x 8' 7" (6.02m x 2.62m)

Fitted with a range of wall and base units with roll edge work surface over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Space for cooker and dishwasher. UPVC double glazed French doors to rear garden. Radiator and UPVC double glazed window to rear. Door to Utility Room.

### Utility Room

14' 2" x 6' 3" (4.32m x 1.91m)

UPVC double glazed window and French doors to rear. Radiator.

### Landing

Loft access. Doors to all Bedrooms and Family Bathroom.

### Bedroom 1

15' 3" x 8' 6" (4.65m x 2.59m)

Built in airing cupboard housing combi boiler. Radiator and UPVC double glazed window to rear.

### Bedroom 2

11' 6" x 7' 0" (3.51m x 2.13m)

Striped wood flooring. Radiator and UPVC double glazed window to front.

### Bedroom 3

7' 11" x 8' 8" (2.41m x 2.64m)

Radiator and UPVC double glazed window to front.

### Bathroom

7' 11" x 5' 5" (2.41m x 1.65m)

Tiled and fitted with a white suite comprising; panelled bath with mixer taps and shower attachment over, pedestal wash hand basin and low level W.C. Radiator and UPVC double glazed window to rear.

### Front Garden

Enclosed by shrubs and hedges. Tarmac driveway provides parking for 2 vehicles.

### Rear Garden

A sizeable garden, enclosed by timber panel fencing and predominantly laid to patio and lawn.

