



## ABOUT THE PROPERTY

Thomas Connolly Estate Agents are delighted to present this two bedroom semi detached family home situated in the sought after location of Glebe Farm, offering numerous amenities including schools, local shops, shopping centres and traffic links.


Accommodation briefly comprises; entrance hall, cloakroom, kitchen diner and sitting room. First floor accommodation offers; two bedrooms and built in wardrobes to the master bedroom and a family bathroom, loft access for storage. Outside there is an enclosed garden to the rear featuring a patio with gated access. To the front there is a driveway providing off road parking for two vehicles. The property further benefits from double glazing, gas to radiator heating and is offered for sale with no upper chain.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

## FEATURES

- TWO DOUBLE BEDROOMS
- CLOAKROOM
- OFF ROAD PARKING FOR TWO CARS
- FULLY INTEGRATED APPLIANCES
- UNDER NHBC WARRANTY
- WALKING DISTANCE TO LOCAL SHOPS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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	

## ENTRANCE HALL

## CLOAKROOM

## SITTING ROOM

12' 3" x 14' 4" (3.73m x 4.37m)

## KITCHEN

7' 2" x 14' 8" (2.18m x 4.47m)

## FIRST FLOOR

## BEDROOM ONE

9' 3" x 14' 4" (2.82m x 4.37m)

## BEDROOM TWO

9' 1" x 14' 4" (2.77m x 4.37m)

## FAMILY BATHROOM

## FRONT AND REAR GARDENS

## OFF ROAD PARKING FOR TWO CARS

## PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise prospective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

