



**25 Temple Grange, Werrington PE4 5DN**

**£230,000**



- ENTRANCE**

Door to front.
- STORE**

2' 8" x 6' 8" (0.81m x 2.03m) (approx) ( Was a cloakroom) Window to front, wash hand basin and radiator.
- LOUNGE**

15' 1" (4.60m) X 9' 0"(min)(2.74m) 13' 6" (max) (4.11m) (approx) Window to front, window to side, radiator and stairs to first floor.
- KITCHEN / DINER**

9' 0" x 15' 5" (2.74m x 4.70m) (approx) Fitted with a range of base and eye level units, sink unit with mixer taps, four ring gas hob, integrated oven, wall mounted boiler, plumbing for a washing machine, space for a dishwasher, space for a fridge/ freezer and radiator. Door to side, window to rear and sliding door to conservatory.
- CONSERVATORY**

7' 9"(min) x 13' 0"(max (2.36m x 3.96m) 10' 2"(min) x 15' 0"(max) (3.10m x 4.57m) (approx) French door to rear, windows to rear and side.
- FIRST FLOOR**

Window to side, cupboard and loft access.
- BEDROOM 1**

8' 7" x 11' 1" (2.62m x 3.38m) (approx) Window to front, cupboard and radiator.
- BEDROOM 2**

8' 7" x 9' 4" (2.62m x 2.84m) (approx) Window to rear, cupboard and radiator.
- BEDROOM 3**

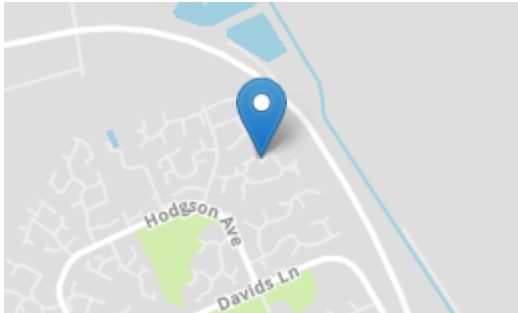
6' 1" x 7' 7" (max)(1.85m x 2.31m) (approx) Window to front and radiator.
- BATHROOM**

5' 5" x 6' 5" (1.65m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to rear.
- OUTSIDE**

The wrap around garden is mainly laid to lawn.
- GARAGE**

A single garage with parking space in front.
- AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		87
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	63	
(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		

