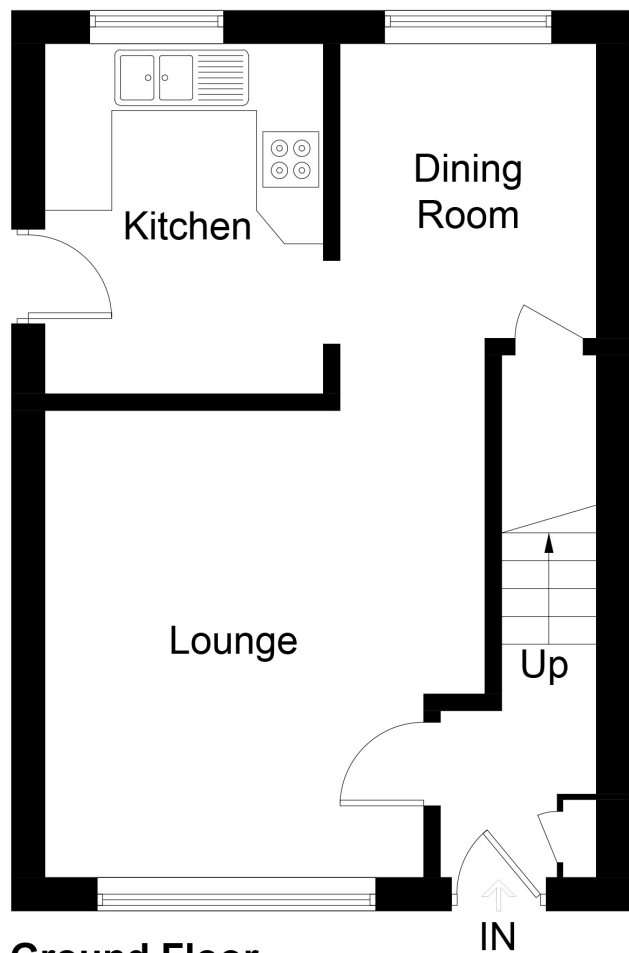


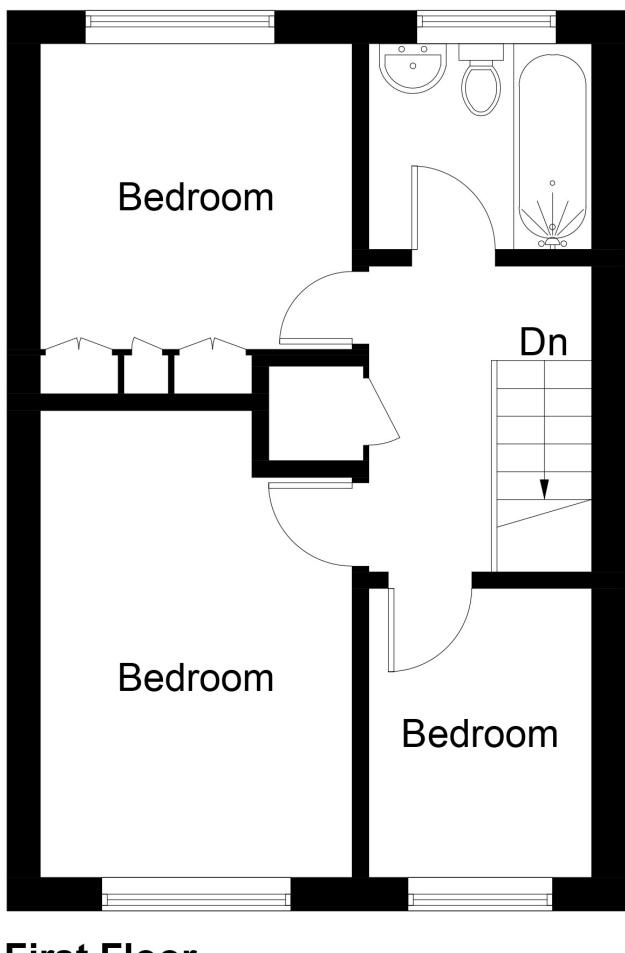


4 Portland Close

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1055613
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



This delightful family home is located in a quiet traffic free setting with easy access to local schools, shops and public transport links. Overlooking a green area and benefitting a newly fitted kitchen, the well maintained accommodation briefly comprises; Entrance Hall, Sitting Room, Dining Room and Kitchen, three Bedrooms and Family Bathroom. Outside there are Gardens to the front and rear, the latter enjoying a West facing aspect along with a Garage and parking space.



ROOM DESCRIPTIONS

Entrance Hall
Entered via UPVC double glazed door. Stairs rising to first floor accommodation. Wood effect vinyl flooring, radiator and useful storage cupboard. Door to the Sitting Room.

Sitting Room
13' 11" x 12' 11" (4.24m x 3.94m)
A bright and airy open plan space that extends into the Dining Room. Feature dado rail. Radiator and wood effect vinyl flooring. UPVC double glazed window to front.

Dining Room
9' 5" x 7' 8" (2.87m x 2.34m)
Useful storage cupboard. Radiator and wood effect vinyl flooring. UPVC double glazed window to rear. Door to Kitchen.

Kitchen
10' 2" x 8' 2" (3.10m x 2.49m)
Fitted with a range of wall and base units with square edge worksurfaces over. Inset one and a half bowl sink and drainer with flexi mixer tap and tiled splash backs. Built in electric oven and hob with extractor over. Spaces for washing machine, dishwasher and fridge/freezer. Radiator and wood effect vinyl flooring. UPVC double glazed door to side. UPVC window to rear.

Landing
Access to loft, which houses 'Worcester' combi boiler, with fitted ladders. Airing cupboard and doors to all Bedrooms and family Bathroom.

Bedroom 1
13' 7" x 9' 2" (4.14m x 2.79m)
Radiator. UPVC double glazed window to front.

Bedroom 2
9' 3" x 9' 2" to wardrobe fronts (2.82m x 2.79m to wardrobe fronts)
Built in wardrobes. Radiator. UPVC double glazed window to rear.

Bedroom 3
8' 6" max x 6' 8" (2.59m max x 2.03m)
Radiator. UPVC double window to rear.

Family Bathroom
Fitted with a white suite comprising; panelled bath with electric shower over, pedestal wash basin and low level W.C. Radiator and vinyl flooring. UPVC double glazed window to rear.

Front Garden
Laid to lawn with pathway to front and side of house.

Rear Garden
Enclosed by timber panel fencing with gated access to the front and rear. Predominantly laid to lawn and pathways. Outside tap. Access to rear of Garage and parking space.

Garage
Up and over door to front and pedestrian door to the rear. Power connected.

Tenure & Council Tax
Tenure: Freehold
Council Tax Band: C

