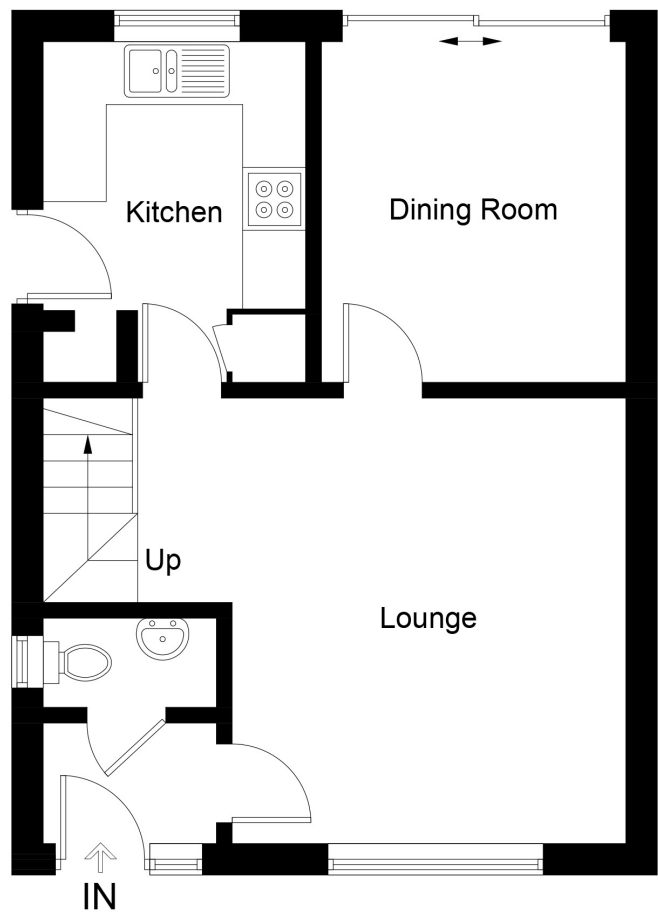


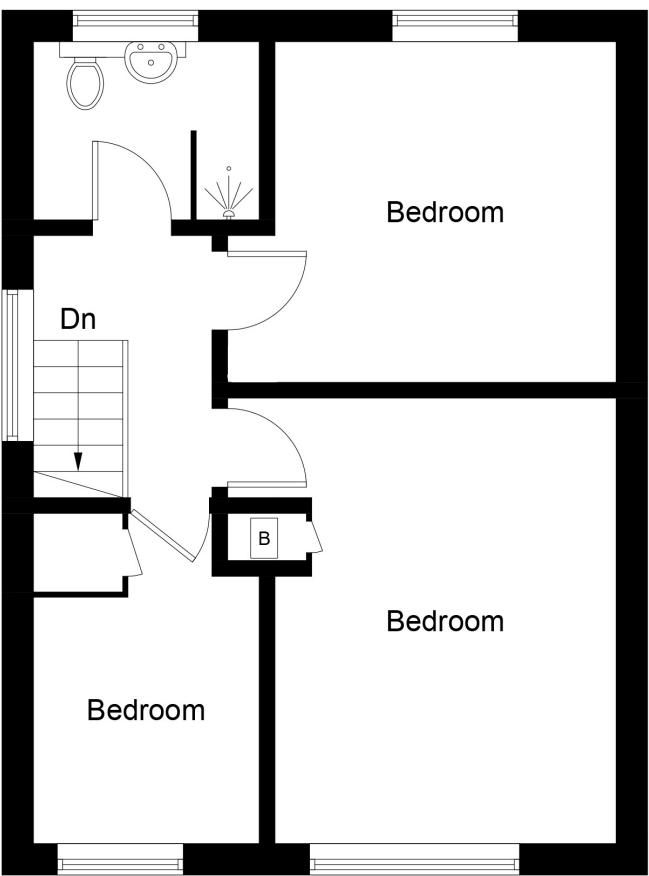


22 Kingston Road

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1148156
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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(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	



A desirable, larger than average three bedroom semi detached house which enjoys a lovely spot in this popular, well established Cul de Sac towards the Western edge of town. Well maintained throughout, this well balanced home is ideally placed for access to highly regarded local schools, local shops and nearby open countryside. Offered for sale with no onward chain the accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Kitchen and Dining Room, three good sized Bedrooms and a Family Shower Room. Outside, there are Gardens to the front and rear, the latter enjoying a South West aspect whilst to the front there is a driveway for two vehicles and a Garage.



ROOM DESCRIPTIONS

Entrance Hall
Entered via UPVC double glazed door with glazed side panel. Radiator. Doors to Cloakroom and Sitting Room.

Cloakroom
Fitted with a suite comprising; low level W.C and wash basin. UPVC double glazed window to side.

Sitting Room
15' 3" x 13' 11" (4.65m x 4.24m)
Stairs rising to first floor accommodation with useful storage cupboard below. Radiator and UPVC double glazed picture window to front. Doors to Dining Room and Kitchen.

Kitchen
10' 6" x 8' 4" (3.20m x 2.54m)
Fitted with a range of wall and base units with roll edge work surfaces over. Inset sink and drainer with mixer tap and tiled splash backs. Oven with extractor over and spaces for washing machine and undercounter fridge and freezer. Larder cupboard and further storage. Vinyl flooring. UPVC double glazed window to rear and UPVC double glazed door to side.

Dining Room
10' 6" x 9' 4" (3.20m x 2.84m) Radiator and UPVC double glazed sliding patio opening on to Rear Garden.

Landing
Loft access with ladders. UPVC double glazed window to side. Doors to all Bedrooms and Family Shower Room.

Bedroom 1
13' 1" x 10' 10" (3.99m x 3.30m)
Cupboard housing 'Worcester' combi boiler. Radiator. UPVC double glazed window to front.

Bedroom 2
10' 11" x 10' 7" (3.33m x 3.23m)
Radiator and UPVC double glazed window to rear.

Bedroom 3
8' 4" x 6' 11" (2.54m x 2.11m)
Built in storage cupboard. Radiator. UPVC double glazed window to front.

Shower Room
6' 11" x 5' 5" (2.11m x 1.65m)
Tiled and fitted with a white suite comprising; large walk in shower with thermostatically controlled shower, a range of vanity units with inset basin and concealed cistern low level W.C. Radiator and vinyl flooring.

Front Garden
Partially enclosed by low wall and natural hedging with lawn and driveway to Garage.

Garage
Up and over door to front. Power connected.

Rear Garden

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

