

## 2 Bedroom(s), Terraced House, Freehold



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen
- Ground Floor W/C
- Bathroom
- Allocated Parking for Two Cars

- Well Presented Mid Terrace Home
- Spacious Lounge Diner
- Two Bedrooms
- Rear Enclosed Garden

**Offers Over  
£165,000  
Reduced**

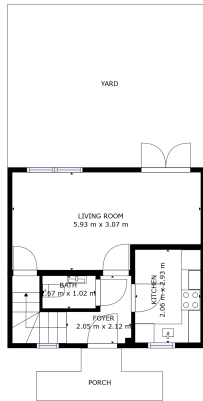
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... We Love the quiet location and on the doorstep is a beautiful walk along the canal path and woodland areas. Small walk to the train station for easy commuting. A local village pub is minutes walk where there is good food and a lovely atmosphere.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 51 m<sup>2</sup>, FLOOR 2: 31 m<sup>2</sup>  
EXCLUDED AREA: PORCH: 1 m<sup>2</sup>  
TOTAL: 84 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Kitchen





*We make it happen.*

Tel: 01302 247754 Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk) Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 