







**\*\*\*OPEN DAY, SATURDAY 6TH JULY -  
10AM - 2PM, NO APPOINTMENT  
NECESSARY \*\*\***

**\*\* IDEAL FOR FIRST TIME  
BUYER/INVESTOR \*\* END TERRACE \*\*  
TWO BEDROOM \*\* OPEN PLAN LIVING \*\*  
\***

Set within the sought after village stands this immaculately presented two bedroom end terrace. The gas centrally heated and double glazed accommodation comprises entrance hall, storage cupboard, cloakroom, open plan kitchen living dining space with French doors to rear elevation. To the first floor there are two double bedrooms and family bathroom.

Outside the home has a low maintenance rear garden and two off road parking spaces.

Viewing is strictly by appointment only.



### ENTRANCE HALLWAY

With composite door to front, storage cupboard housing the central heating boiler and radiator.

### CLOAKROOM

With a white suite comprising low level WC, pedestal wash hand basin, radiator and tiled floor covering.

### OPEN PLAN LOUNGE KITCHEN

24.8 x 13.6 maximum measurement

### LOUNGE AREA

16 x 13.6

With French doors and windows to rear elevation, radiator, understairs storage cupboard and stairs rising off to first floor accommodation.

### KITCHEN AREA

8.9 x 6.6

With UPVC double glazed window to front elevation, fitted with a range of eye and base level units and drawers with stainless steel one and a half bowl sink and drainer built into a preparation work surface, integrated oven, hob and extractor fan, plumbing and plumbing and appliance space for washing machine and radiator.

### LANDING

Radiator and doors to:

### BEDROOM ONE

13.7 x 9.7

With UPVC double glazed window to front elevation and radiator.



### BEDROOM TWO

11.5 plus recess x 8.2

With UPVC double glazed window to rear elevation, loft access and double wardrobe.

### FAMILY BATHROOM

6.4 x 6.7

With UPVC double glazed window to side elevation, fitted with a three piece white suite comprising of low level WC, pedestal wash hand basin with tiled splashbacks and panelled bath with shower over and screen.







### **OUTSIDE**

With off road parking to the front and allocated parking to the rear for two vehicles and an enclosed rear garden which is low maintenance with artificial grass and enclosed by timber fencing.

### **ADDITIONAL CHARGES**

The vendor has informed Abode that there is a annual service charge of £78.90 per annum.

### **DRAFT DETAILS**

Draft details awaiting vendor approval.

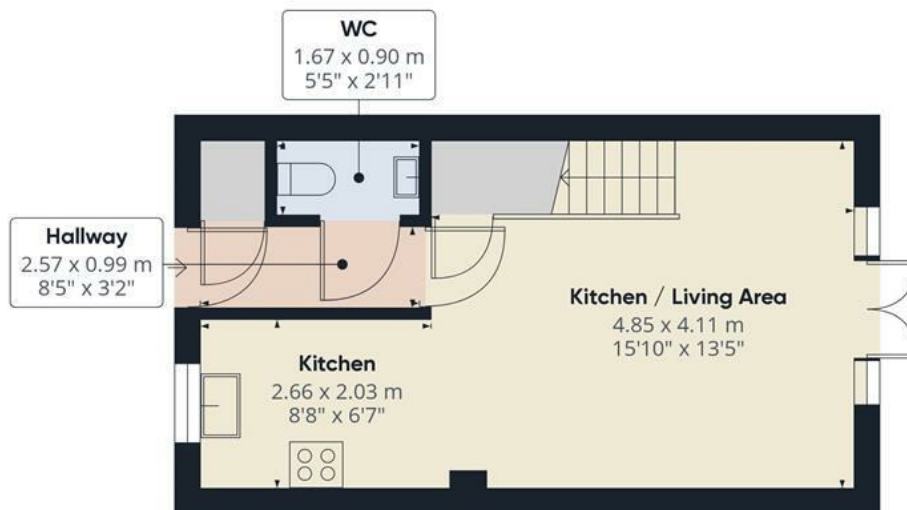




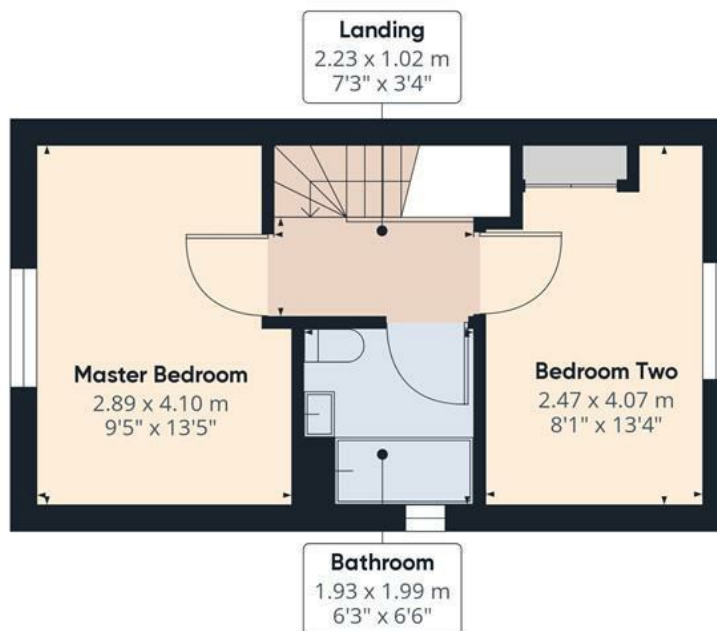








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

57.82 m<sup>2</sup>

622.39 ft<sup>2</sup>

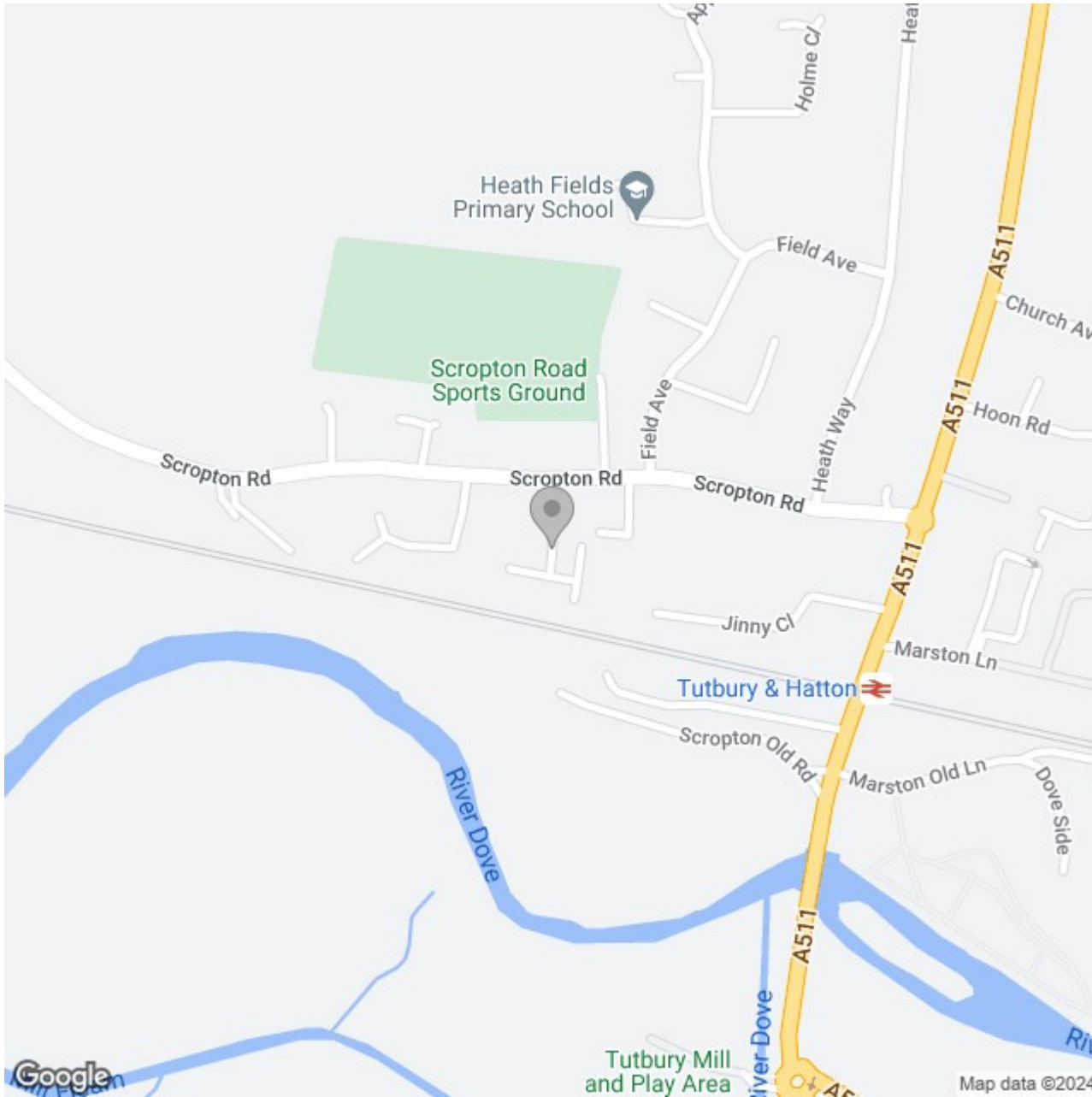
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	