





***** TWO BEDROOM SEMI DETACHED ****
*** LOUNGE DINER *** FITTED KITCHEN ***
**** CLOSE TO TOWN CENTRE & TRAIN STATION*****

Situated in the Town centre stands this well presented two bedroom semi detached home. In brief the gas centrally heated and double glazed accommodation comprises entrance hallway, cloakroom/wc, fitted kitchen, lounge diner over looking rear garden. To the first floor there are two double bedrooms and family bathroom. Outside the home has an enclosed rear garden and double allocated parking. Viewing by appointment only.



ENTRANCE HALLWAY

With entrance door to front elevation, laminate floor covering, stairs to first floor and radiator.

CLOAKROOM

With UPVC double glazed window to front elevation, low level WC, pedestal wash hand basin with tiled splashback and radiator.

KITCHEN

9.8 x 6.3

With UPVC double glazed window to front elevation, tiled floor covering, the fitted kitchen has a range of eye and base level units and drawers, one and a half sink and drainer built into a preparation work surface with tiled splashbacks, plumbing and appliance space for washing machine, integrated oven, four ring hob and extractor fan, space for fridge freezer.

LOUNGE DINER

15.2 x 12.11

With UPVC double glazed patio doors and window to rear elevation, laminate floor covering, two radiators and under stairs storage cupboard.

FIRST FLOOR LANDING

With UPVC double glazed window to side elevation, loft access and airing cupboard housing the central heating boiler.

MASTER BEDROOM

12.10 x 10.10

With two UPVC double glazed windows to front elevation, radiator and built in double wardrobes.

BEDROOM TWO

11.7 x 7

With UPVC double glazed window to rear elevation and radiator.



BATHROOM

6.7 x 5.7

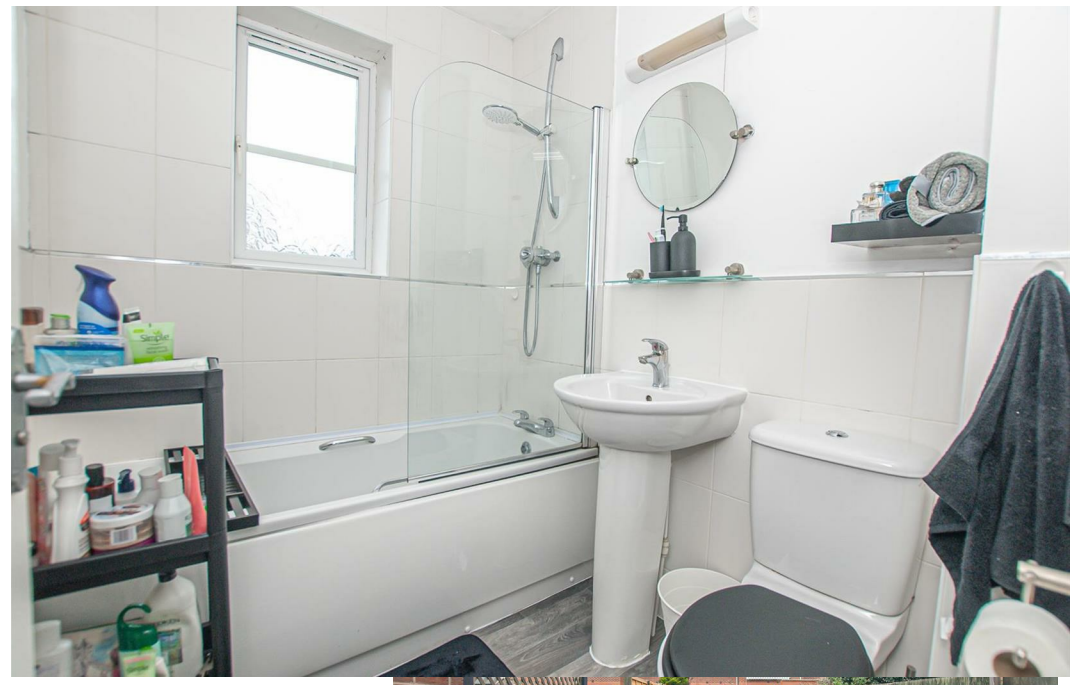
With UPVC double glazed window to rear elevation, fitted with a three piece white suite comprising of low level WC, pedestal wash hand basin, panelled bath with shower over, glass screen and radiator.

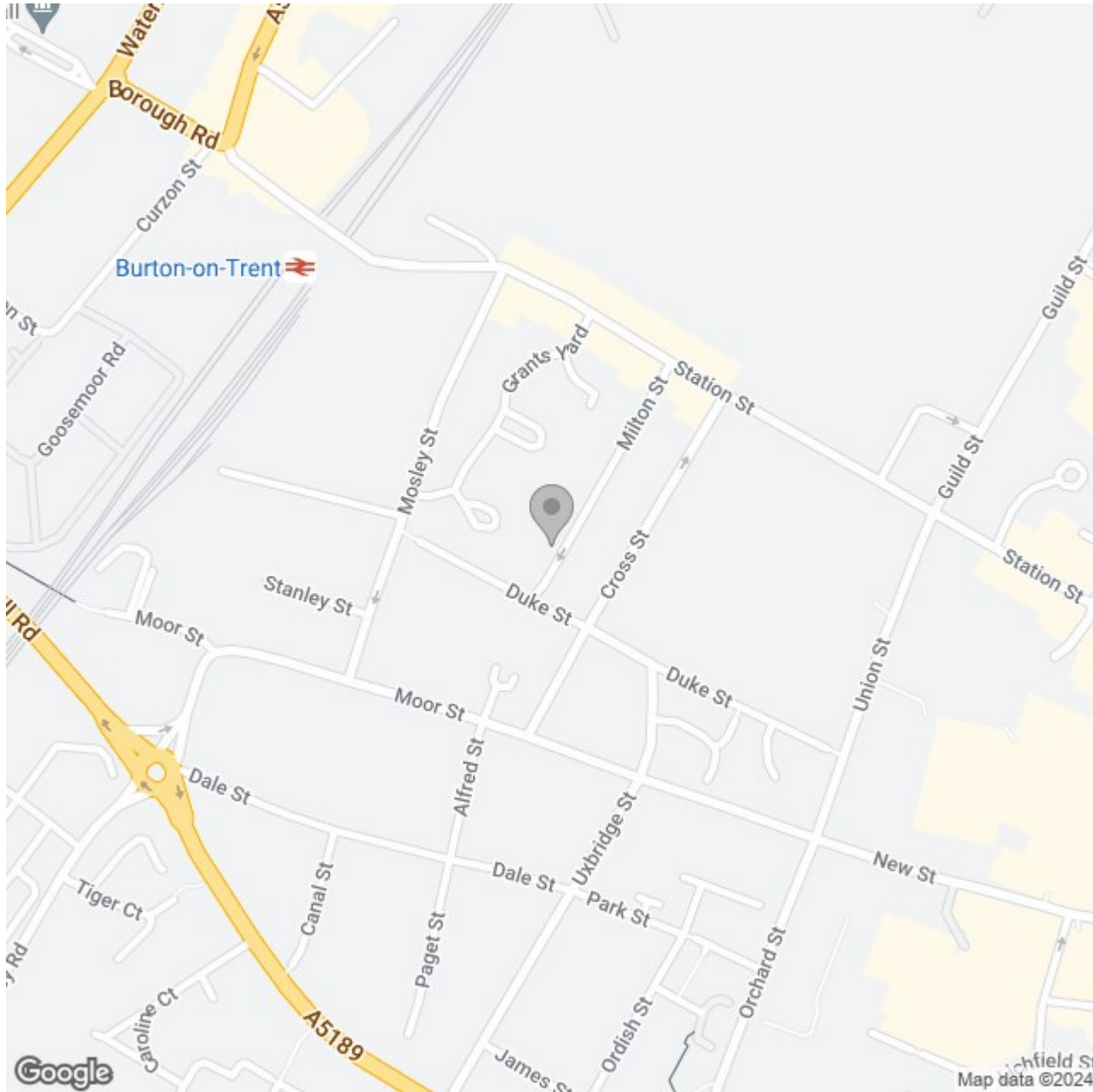
OUTSIDE

The front of the home has a front fore garden leading to front side access takes you to and enclosed rear garden which is mainly laid to lawn and enclosed by timber fencing.

Two allocated parking spaces located in Grants Yard.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	