





**** TWO BEDROOM SEMI-DETACHED HOME ** ELIGIBILITY CRITERIA MUST BE MET - DETAILS BELOW ****

A beautifully presented semi-detached home, benefiting from well maintained accommodation, two parking spaces and a spacious garden to rear. The accommodation is gas central heated and uPVC double glazed throughout comprising hallway, lounge/diner, kitchen, cloakroom/WC, landing, two bedrooms and family bathroom. To the side elevation is a driveway with off-road parking for two vehicles and enclosed rear garden

The property is available with on a local discounted home scheme. Please read the eligibility criteria below:



CRITERIA

You must be an eligible person to qualify to purchase this home. In order to qualify you must adhere to the following:

A combined maximum household income of £80,000 per annum and capital savings of less than £20,000.

You must intend to occupy the dwelling as your sole residence.

You must be able to demonstrate a 'local connection' to this property (including living in the area for at least 5 years or a need to be close to relatives for support purposes or be able to prove there is a need for a household member to live close to their workplace.

Please contact us for criteria on this.

*Price advertised is the discount to market price with 20% discount for eligible persons only.

Rooms

Hallway - With a composite glass panel front entry door leading into, staircase rising to the first floor, landing, smoke alarm, central heating radiator, consumer unit, useful under stairs, storage cupboard, doors lead to:

Cloaks/Wc - With a low-level WC with continental flush, floating wash hand basin with tiled splashback, central heating radiator

Lounge/Diner - With a UPVC double glazed window to the rear elevation, UPVC double glazed rear entry door, TV aerial point and telephone point.

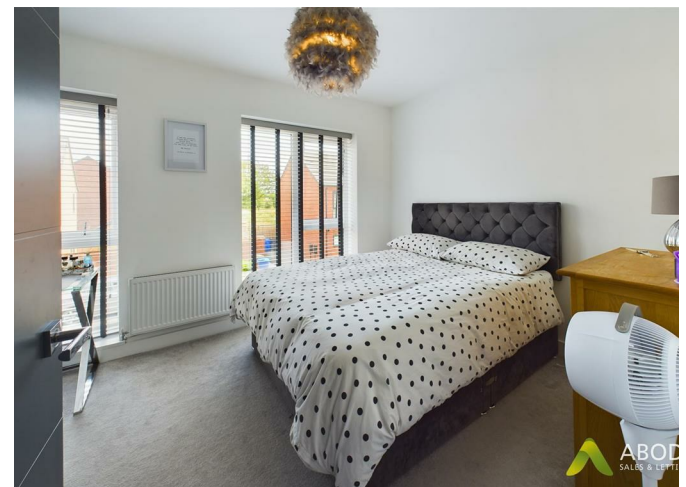
Kitchen - With a UPVC double glazed window to the



front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces. A range of integrated appliances includes a 1 1/2 stainless steel sink and drainer with mixer tap, 4 ring stainless steel gas hob with matching extractor hood, space for further freestanding undercounter white goods, integrated fridge, freezer, central heating radiator and carbon monoxide detector.

Landing - With access to loft space via loft hatch, central heating radiator, door entries lead to:





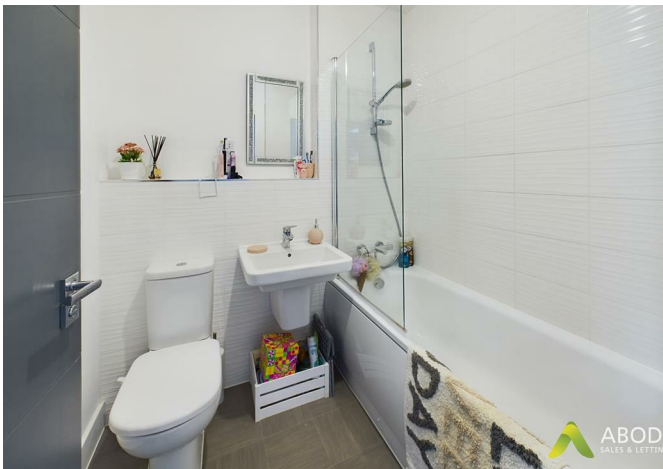


Bedroom One - With 2x UPVC double glazed windows to the front elevation, central heating radiator, TV aerial point, useful over stairs storage cupboard with eye level shelving and hanging rails.

Bedroom Two - With 2x UPVC double glazed windows to the rear elevation, central heating radiator, telephone point and TV aerial point, built-in storage wardrobe housing eye level shelving and hanging rails.

Bathroom - Featuring a three-piece bathroom suite comprising of low-level WC with continental flush, pedestal wash hand basin, panelled bath units with waterfall showerhead, complementary tiling to wall coverings, central heating radiator and extractor fan.

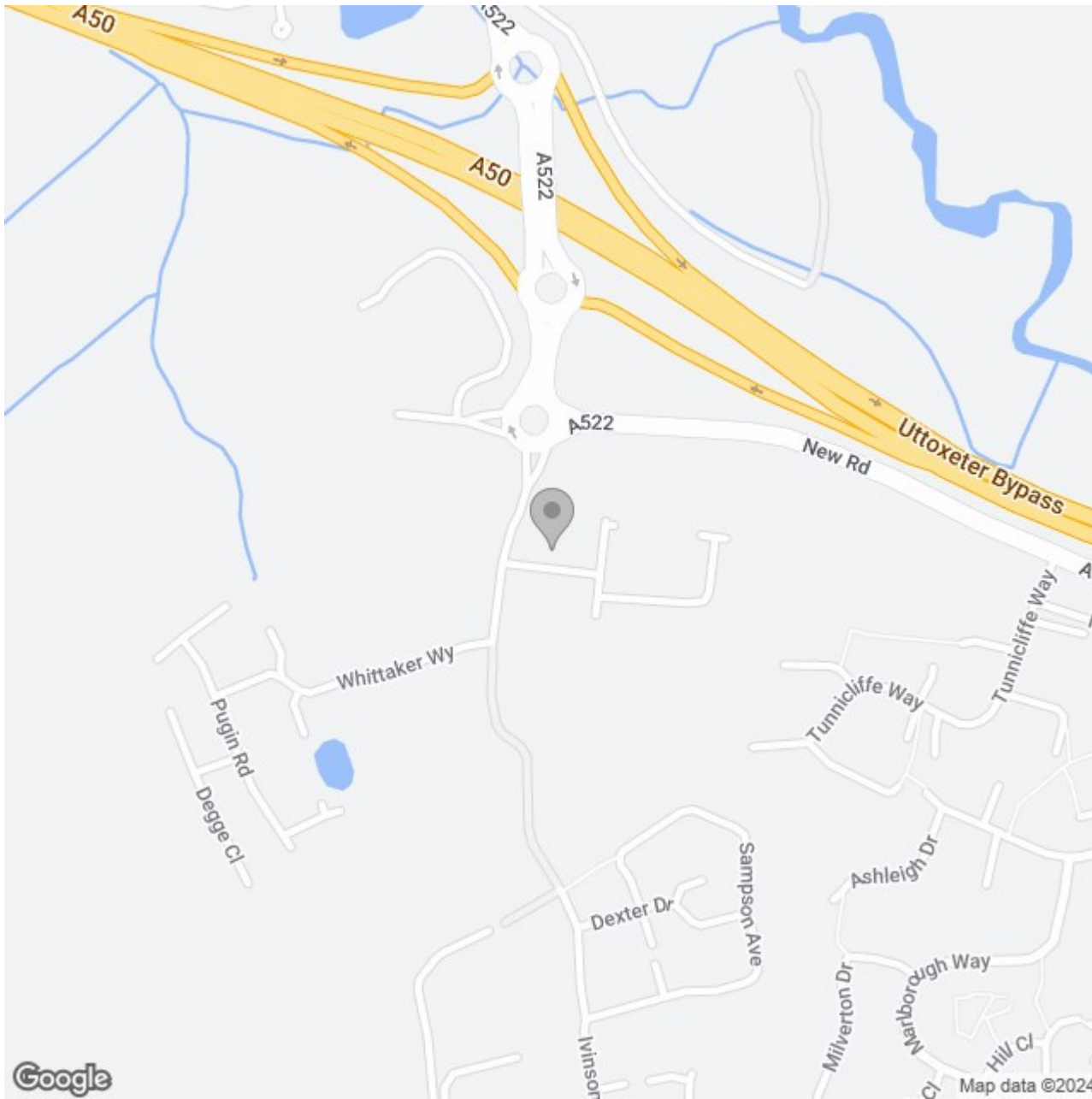
Outside - To the side elevation is a gated side entry with a paved pathway leading him to an entertaining paved patio area.







ABODE
SALES & LETTINGS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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	