





**** MODERNISED TERRACED PROPERTY
IN CONVENIENT LOCATION **** UPVC
DOUBLE GLAZED AND GAS HEATING
SYSTEM **** Ideal first time buy or
investment offering a lounge, dining
room and fitted kitchen, the first floor
offers two double bedrooms and a
bathroom. Rear garden.



LOUNGE

12'7 x 10'9

Upvc double glazed entrance door into the lounge with window to the front and radiator.

INNER HALL

Under stairs store cupboard.

DINING ROOM

12'2 x 10'8

Window to the rear, door to the stairs, radiator.

KITCHEN

9'3 x 6'3

Fitted units with work surfaces and a sink drainer unit. Fitted electric oven and hob with extractor fan, plumbing and space for a washing machine and further appliance space. Window and door to the side.

FIRST FLOOR

Doors to -

BEDROOM 1

14'3 x 12'6

Window and radiator

BEDROOM 2

11'9 x 11'5

Window and radiator

BATHROOM

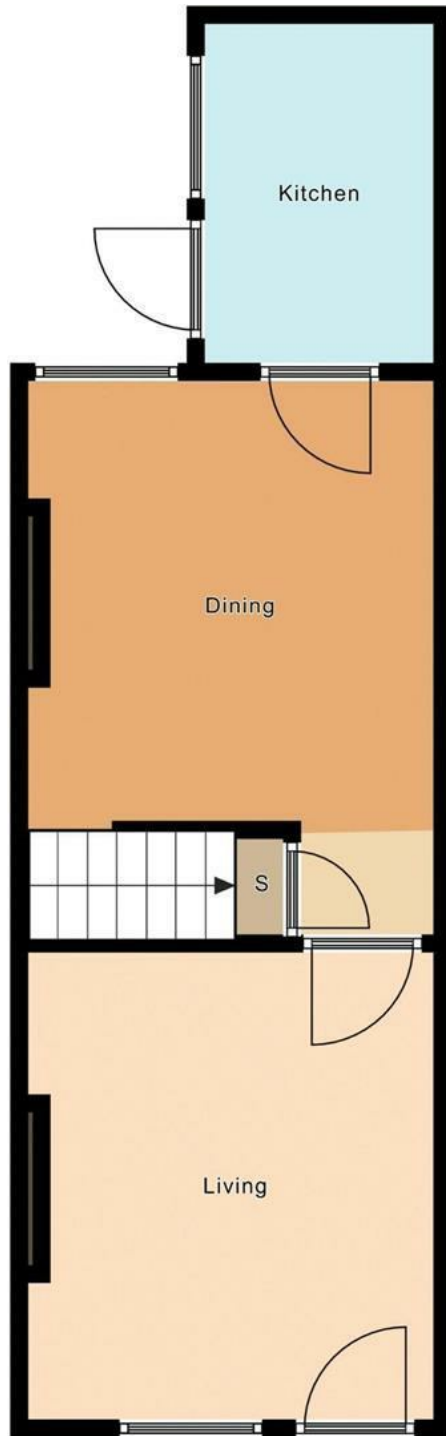
9'6 x 8'2

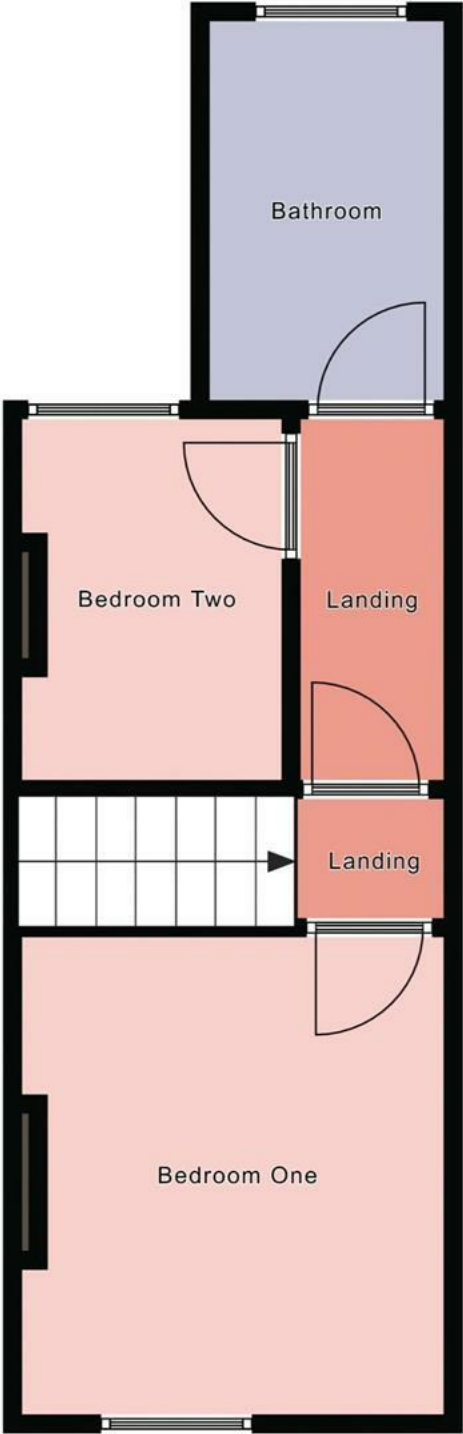
Panel enclosed bath, enclosed corner shower, low flush wc, wash hand basin, radiator and window.

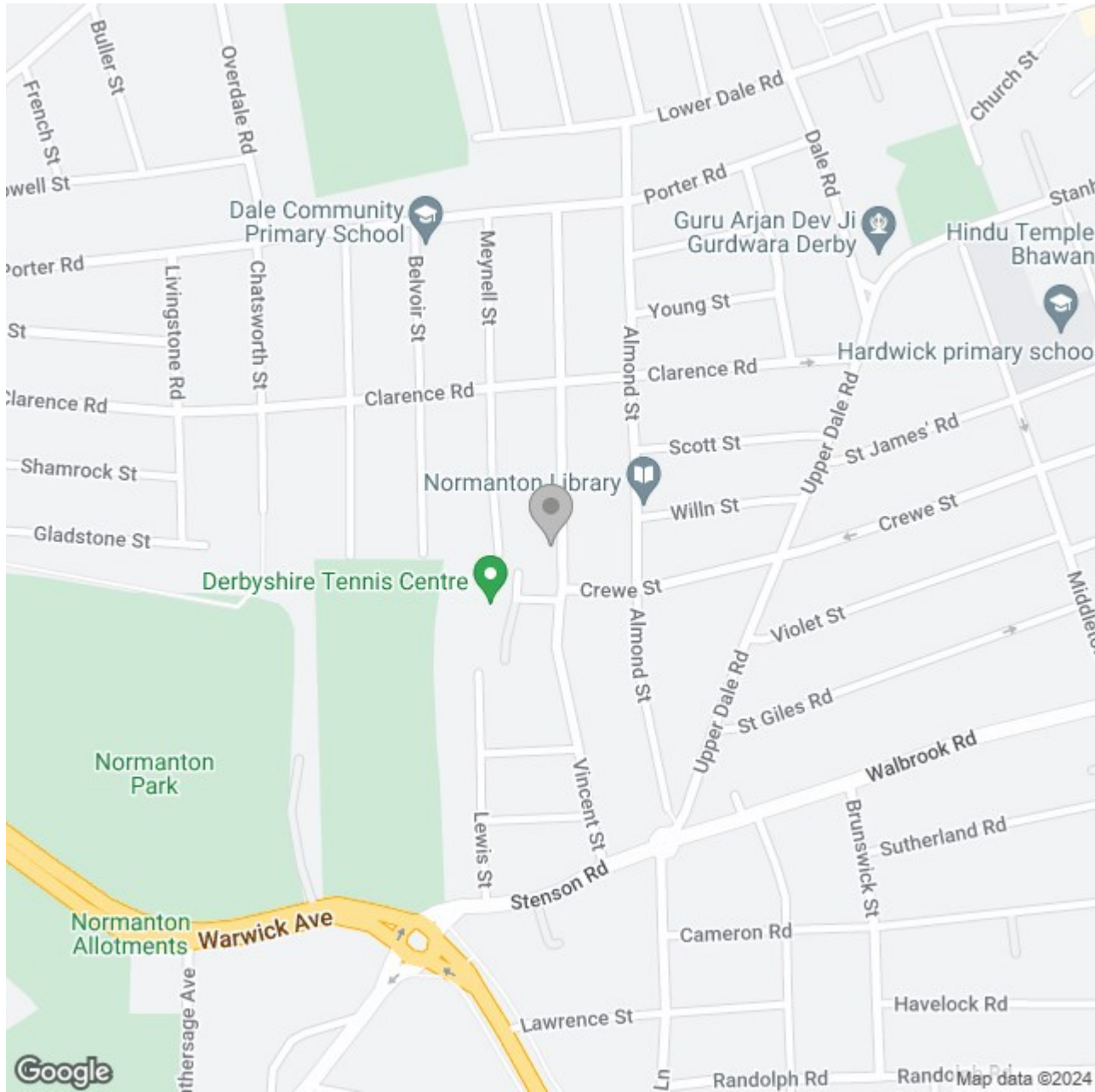
OUTSIDE

Rear garden.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	63	
(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

