





A rare opportunity obtain a large two bedroom semi detached property, situated within a popular location having good access to a range of local amenities and transport links. The property benefits from a living room to the front of the property, study, dining room, useful inner hallway and two double bedrooms, as well as a large garden. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance Hall

With central heating radiator, under stairs storage, stairs rising to the first floor and doors leading off to:

Living Room

With central heating radiator and a double glazed window to the front elevation.

WC

With a low level WC, central heating radiator and a double glazed window to the side elevation.

Bathroom

With a wash hand basin with individual hot and cold taps, bath with individual hot and cold taps, shower over, tiles to walls, double glazed window to the side elevation and a heated ladder towel rail.

Dining Room

With central heating radiator, recessed spotlighting and doors leading to:

Study

With central heating radiator, double glazed window to the side elevation, recessed spotlighting and fitted storage.

Inner Hall

With central heating radiator, wall mounted gas boiler, side access door with glazed panel and an opening leading to the kitchen.

Kitchen

With a selection of matching wall and base units,



four ring gas hob, electric oven, space for washing machine, fridge, freezer and dishwasher, double glazed window to the side and rear elevation.

First Floor Landing

With a double glazed window to the side elevation, loft hatch and doors leading off to:

Master Bedroom

With central heating radiator and a double glazed window to the rear elevation.







Bedroom Two

With central heating radiator, double glazed window to the front elevation and a built in wardrobe.

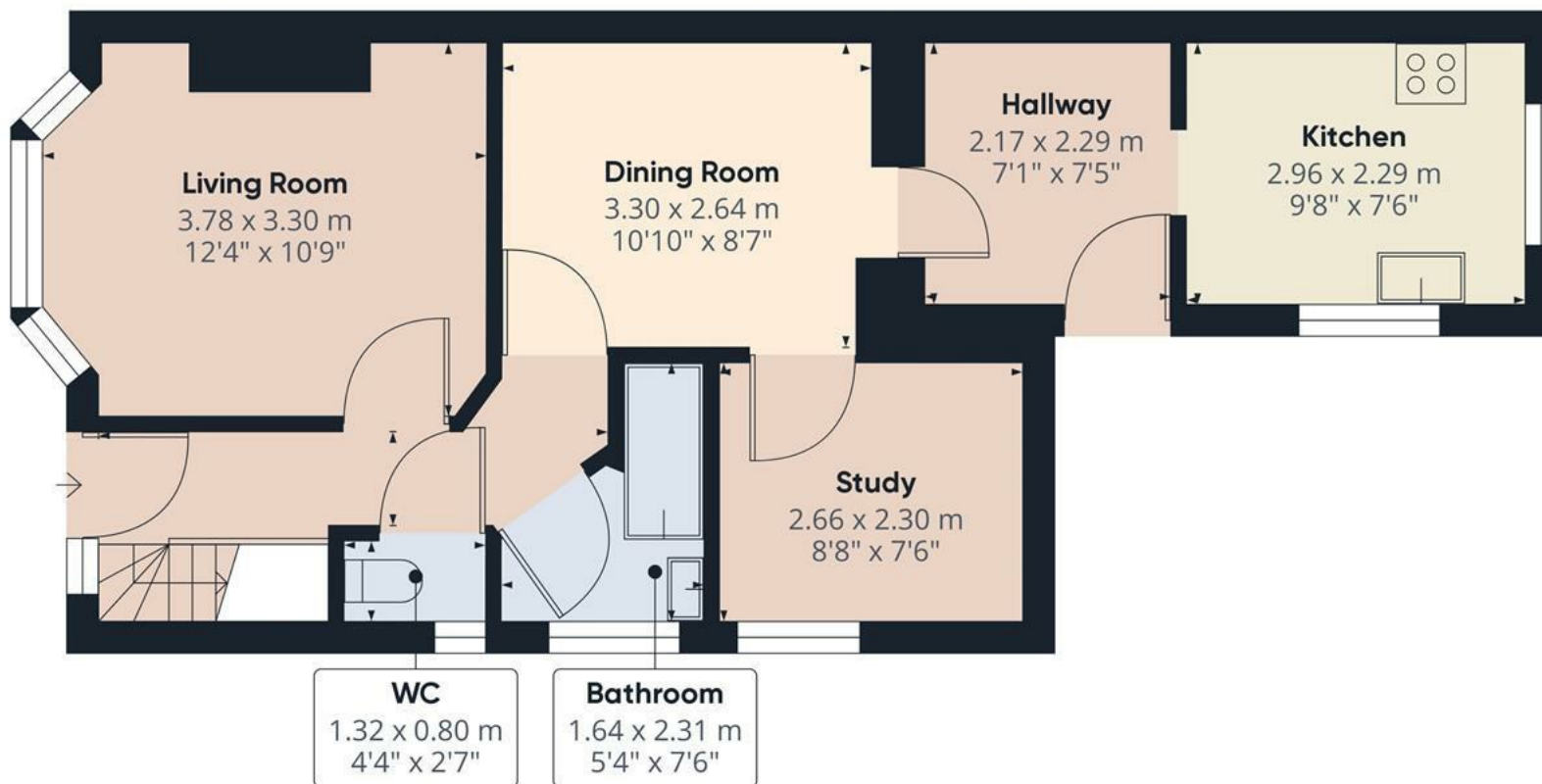
Outside

The outside of the property to the front elevation features a driveway providing parking facility with a pathway leading to the front entrance door and access to the rear garden. The rear elevation has a large mainly laid to lawn garden with a patio area ideal for seating.









Approximate total area⁽¹⁾
48.84 m²
525.69 ft²

(1) 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.

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Landing
1.40 x 1.63 m
4'7" x 5'4"

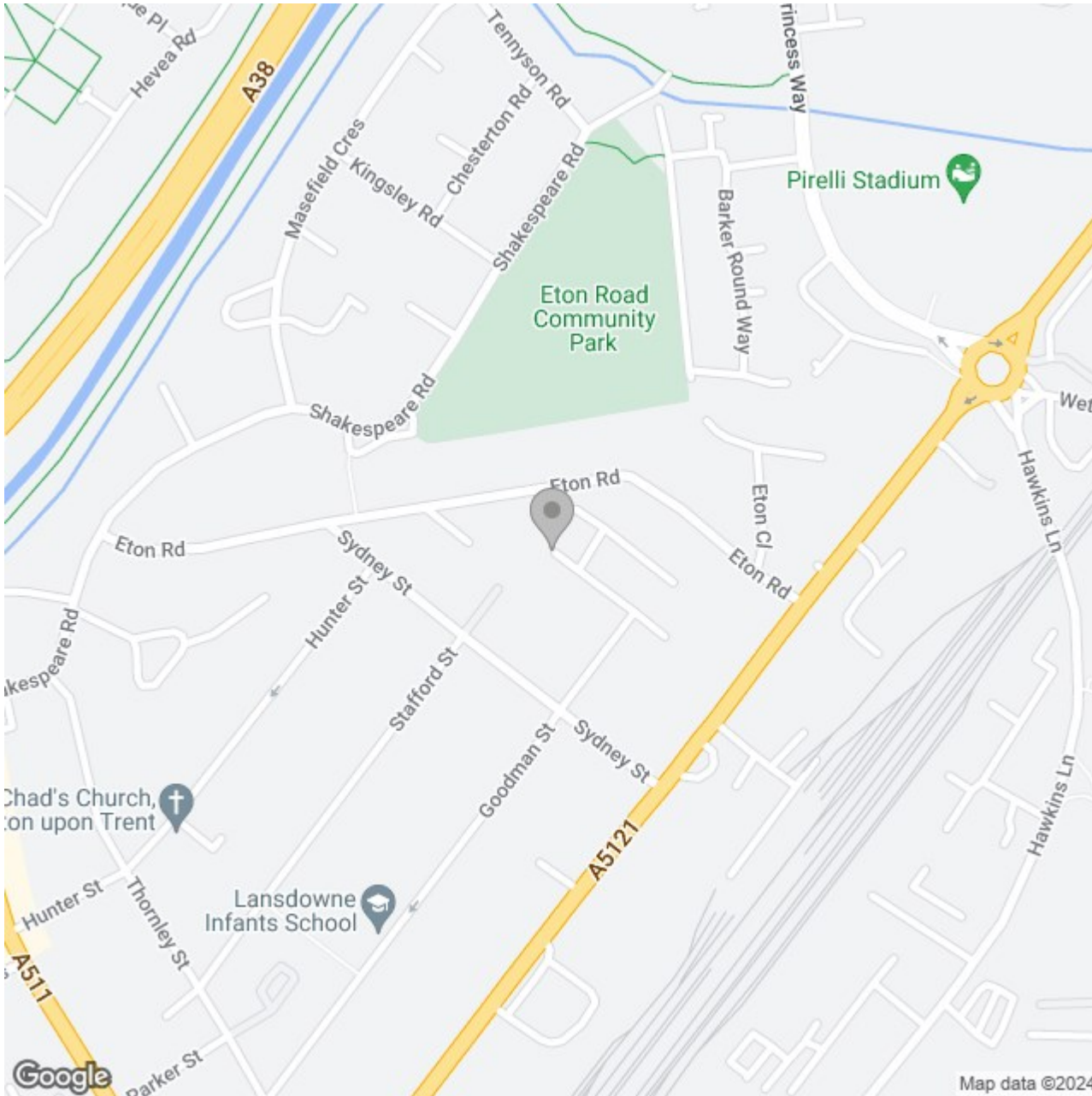
Approximate total area⁽¹⁾
32.4 m²
348.75 ft²

(1) Excluding balconies and terraces.

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Floor 1



Energy Efficiency Rating

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