





This well presented semi-detached home boasts three bedrooms and is thoughtfully arranged over three floors, featuring modern amenities such as gas central heating and double glazing, along with a private driveway for parking. Please note Tenant in situ.



## Ground Floor

The property welcomes you through an entrance hallway, which includes stairs to the first floor and leads to essential living spaces. The kitchen diner is equipped with integrated appliances and provides a pleasant front-facing view. A convenient cloakroom is also located on this floor, featuring a low-level WC and wash hand basin. The spacious living room, with double-glazed doors, opens seamlessly to an enclosed rear garden, offering the perfect blend of indoor and outdoor living.

## First Floor

Two generously sized bedrooms are located on this level, accompanied by a well-appointed family bathroom complete with a three-piece suite, ensuring comfort and functionality.

## Second Floor

The entire uppermost level is dedicated to the master suite, which includes a walk-in wardrobe with built-in fittings and an en-suite shower room, also featuring a three-piece suite, providing a private and luxurious retreat.

## Outside

The property is enhanced by a charming fore garden with a pathway leading to the main entrance, and a side driveway offering ample parking. The rear garden is meticulously maintained, featuring a lawn and inviting patio area, all enclosed by timber fencing for privacy and security.







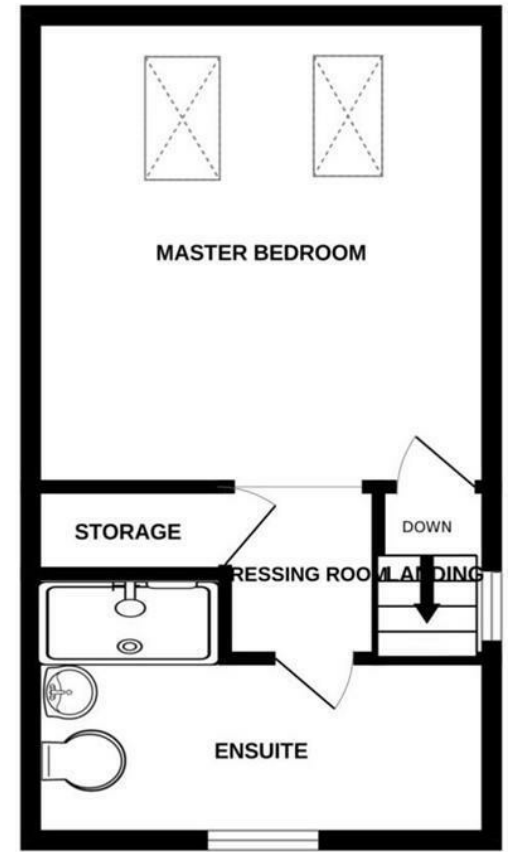
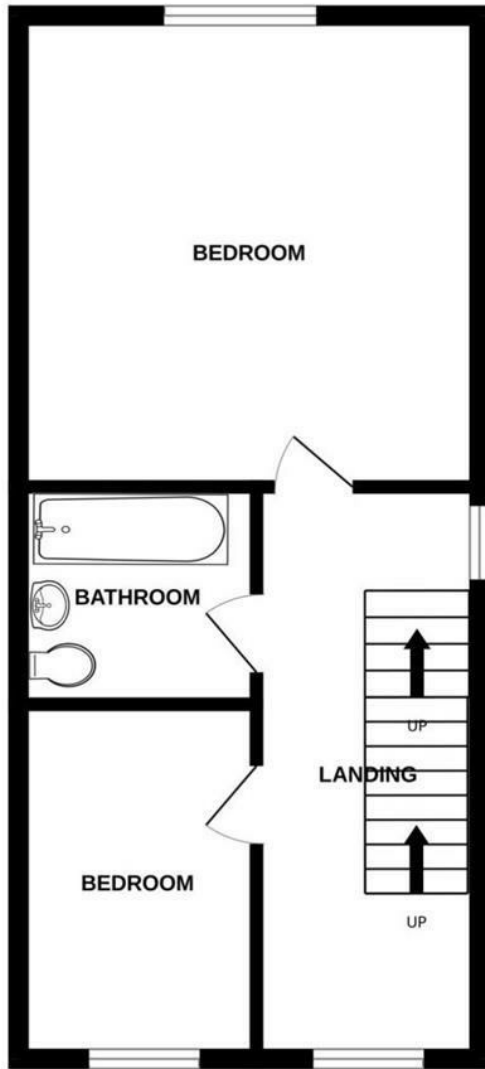
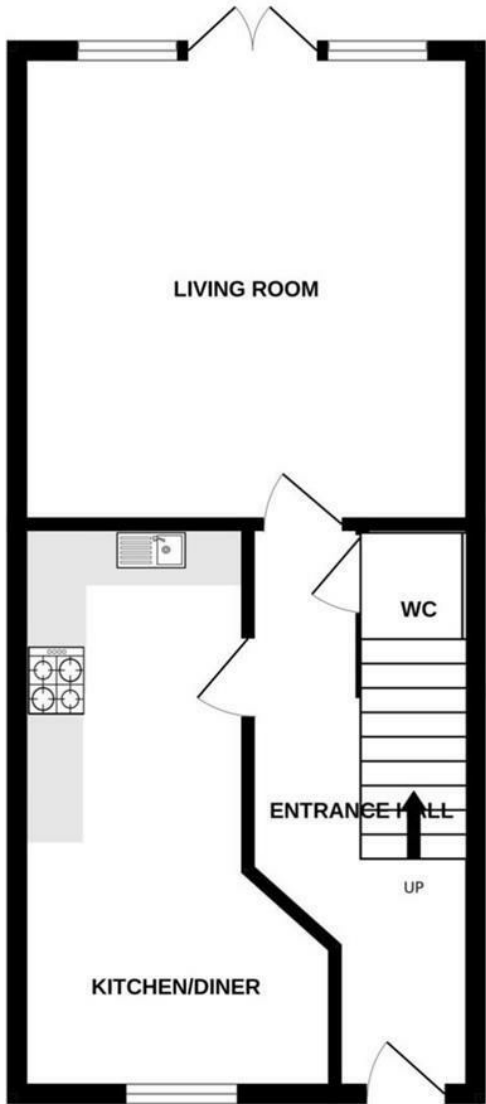




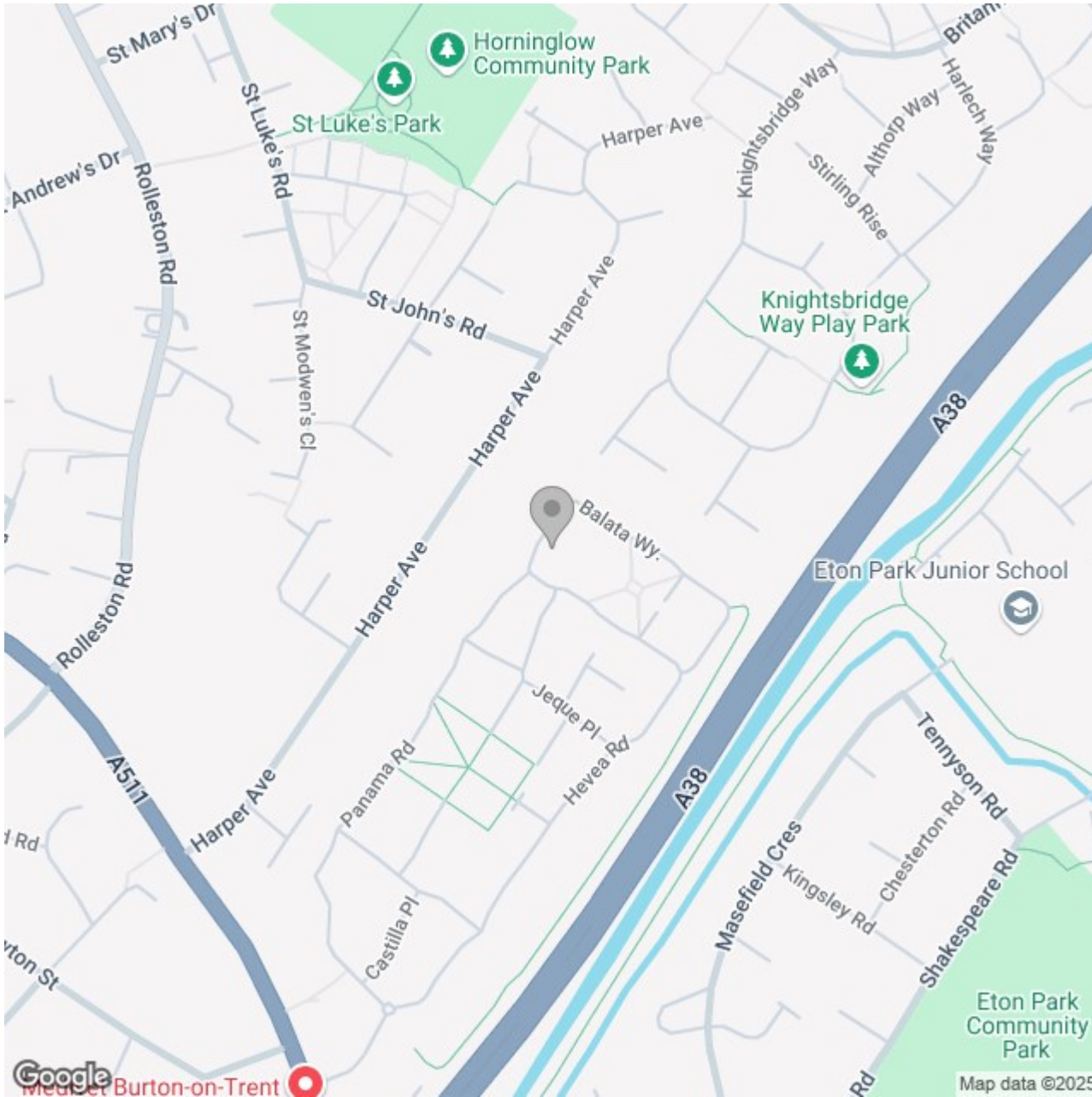












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>78</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	