







\*\*\*\* MODERN PROPERTY IN POPULAR AREA \*\*\*\* Perfect property offering a hall and guest cloakroom, open plan living and dining kitchen with doors onto the garden. The first floor offers two bedrooms and a bathroom with the master bedroom on the top floor. Enclosed rear garden and double parking to the front. INTERNAL VIEWING IS HIGHLY RECOMMENDED.





## HALL

Entrance door into the hall with radiator and door to -

## OPEN PLAN LIVING

### KITCHEN

Fitted wall mounted, base and drawer units with works surfaces and a sink unit. Fitted electric oven, gas hob and extractor, plumbing and space for a washing machine and a space for a fridge freezer. Breakfast bar and upvc double glazed window to the front.

### LOUNGE DINER

Radiator and doors onto the garden.

### CLOAKROOM

Low flush wc, wash hand basin and a radiator.

### FIRST FLOOR LANDING

Stairs to the second floor and doors to -

### BEDROOM

Wardrobes, upvc double glazed window and radiator.

### BEDROOM

Upvc double glazed window and radiator.

### BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator.

### SECOND FLOOR

Storage cupboard.

### BEDROOM

Two sky light windows and radiator.

### OUTSIDE



Double parking to the front and an enclosed rear garden with patio and lawn.









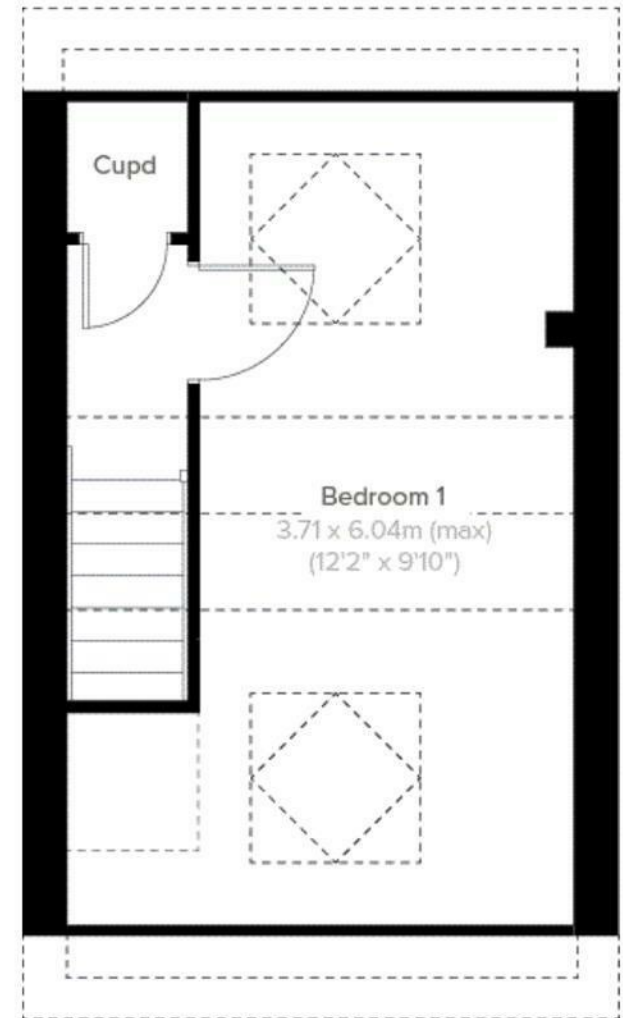
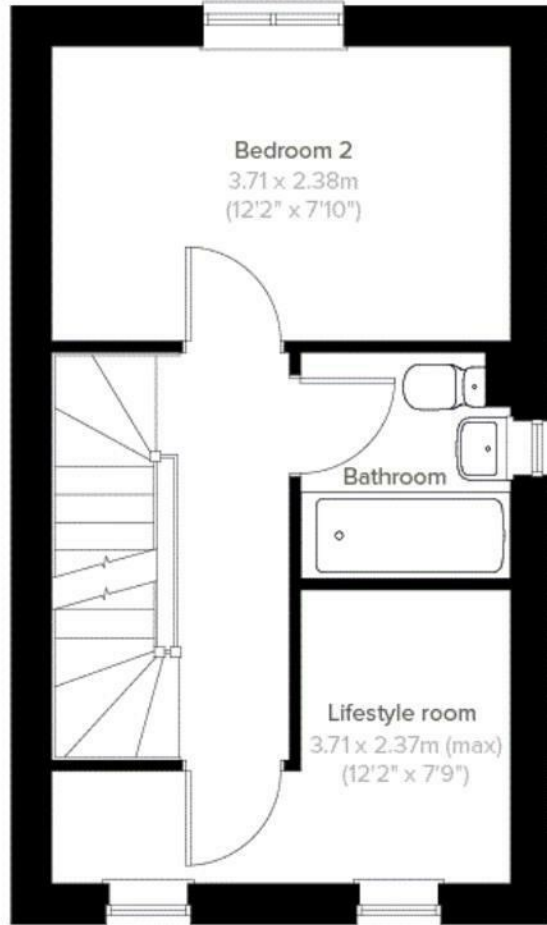
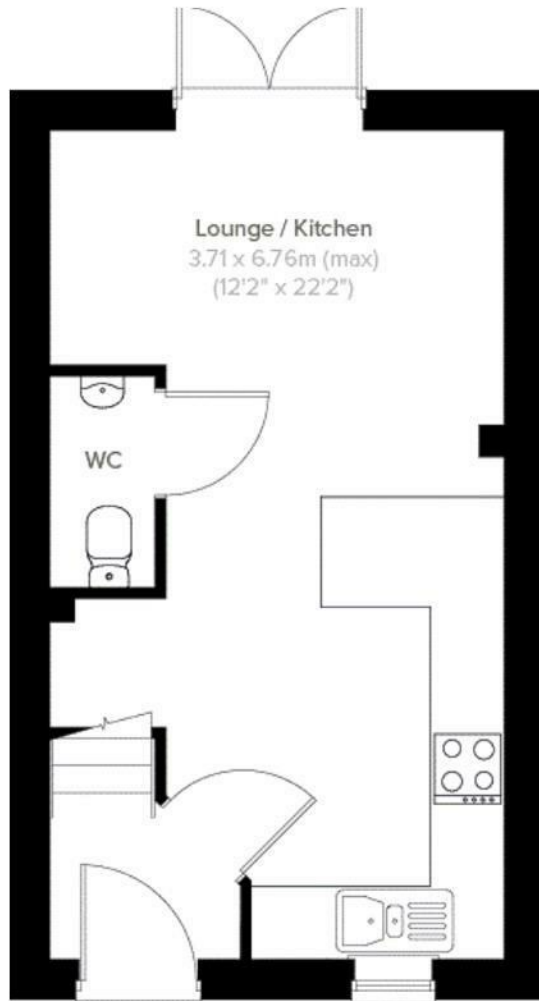






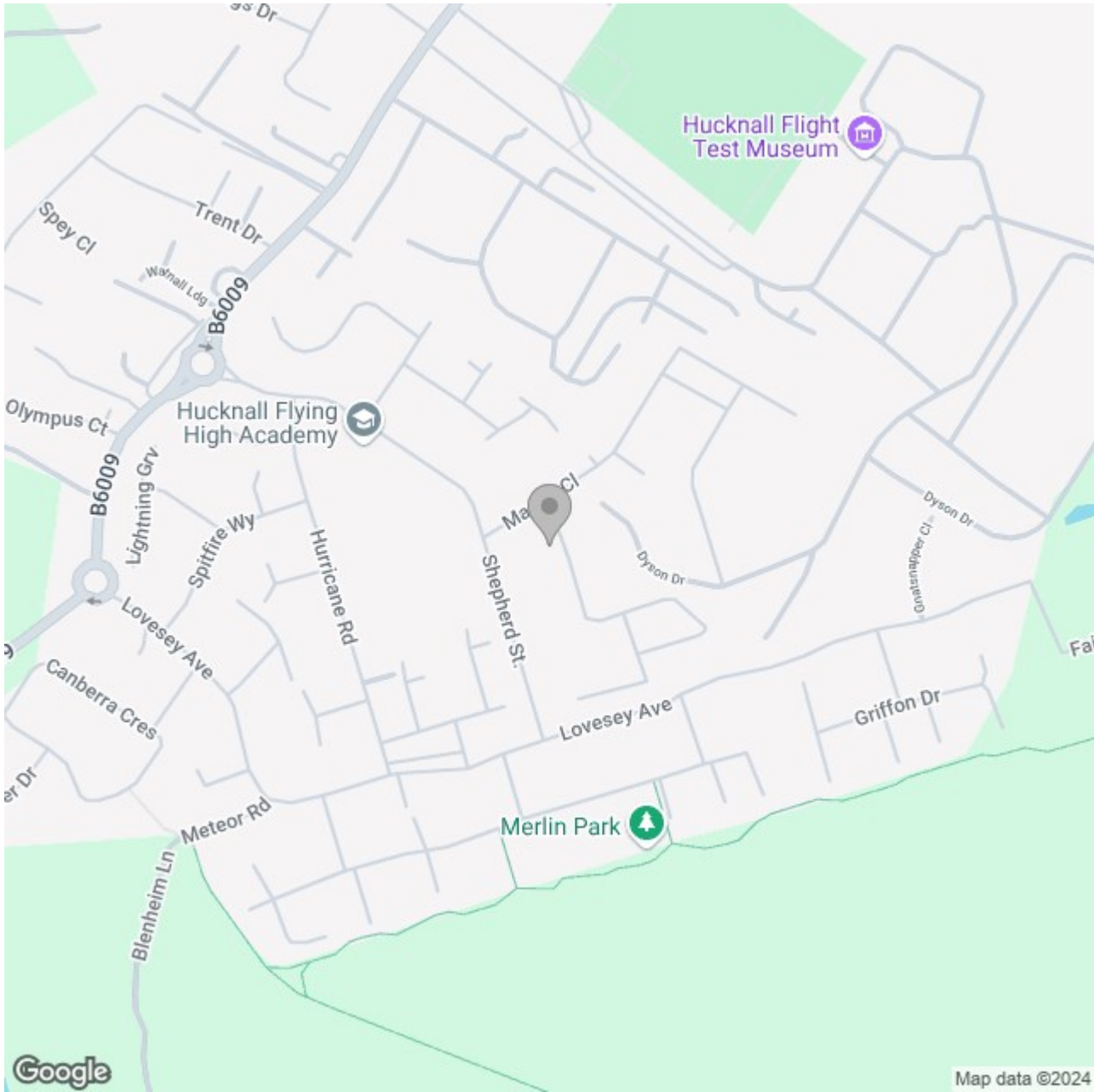












## Energy Efficiency Rating

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