





**** MODERN PROPERTY OFFERED FOR SALE WITH NO UPWARD CHAIN ****
This lovely semi detached home offers a good size lounge diner, fitted kitchen, three bedrooms and a bathroom. The property benefits from upvc double glazing and a gas heating system, front drive and a rear garden. Viewing is recommended



LOUNGE DINER

Upvc double glazed window to the front, radiator, upvc double glazed doors onto the garden and a door to the kitchen.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Space for a cooker and fridge freezer, spaces and plumbing for a dishwasher and washing machine. Upvc double glazed window to the rear, door to the garden and an under stairs cupboard.

FIRST FLOOR LANDING

Loft access and airing cupboard.

BEDROOM

Radiator and upvc double glazed window.

BEDROOM

Radiator and upvc double glazed window.

BEDROOM

Radiator and upvc double glazed window.

BATHROOM

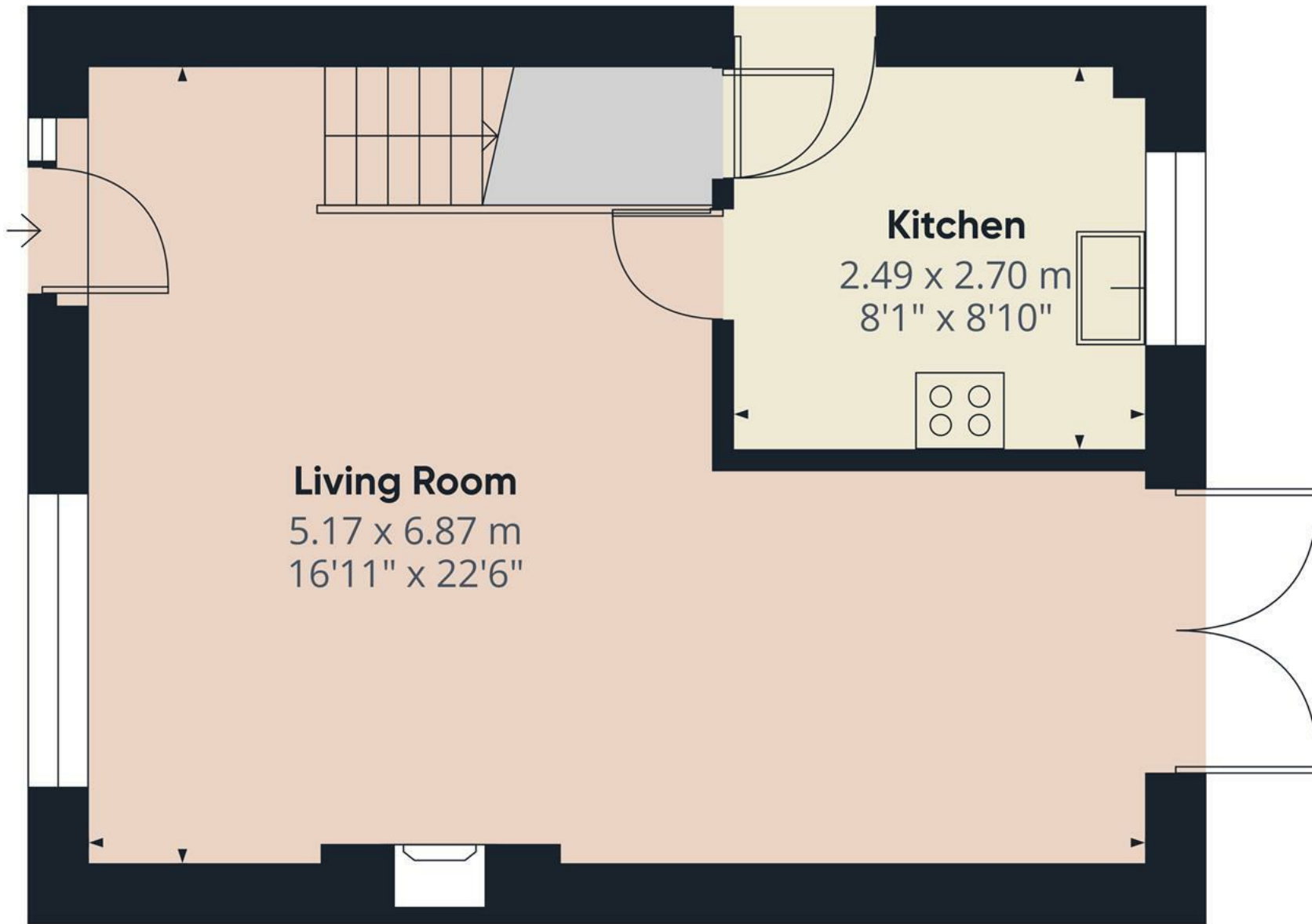
Panel enclosed bath with an electric shower over, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Block paved drive, gates into an enclosed rear garden with block paved patio, lawn and a garden shed.







Living Room
5.17 x 6.87 m
16'11" x 22'6"

Kitchen
2.49 x 2.70 m
8'1" x 8'10"

Approximate total area⁽¹⁾
35.47 m²
381.79 ft²

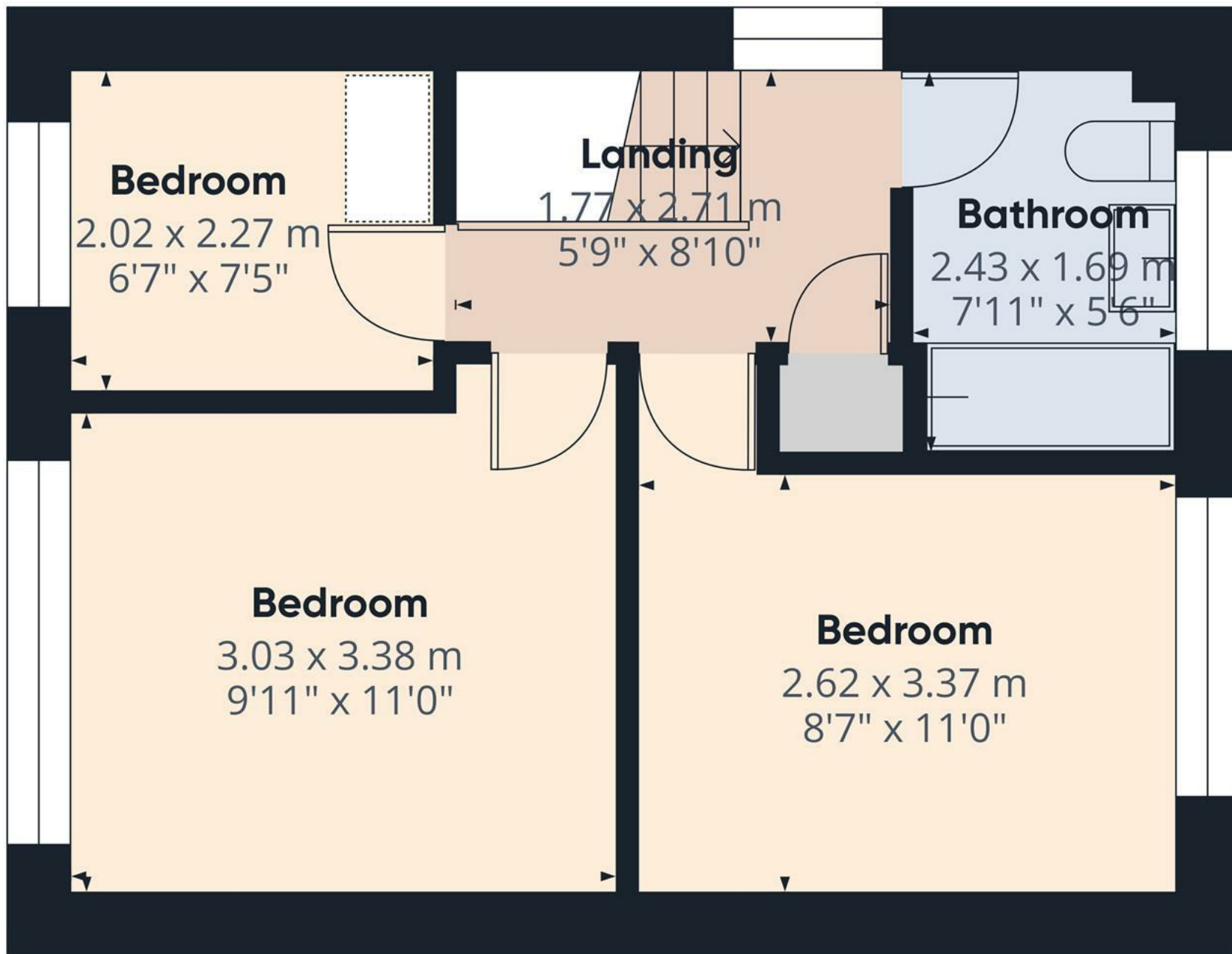
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Approximate total area⁽¹⁾

32.01 m²

344.55 ft²

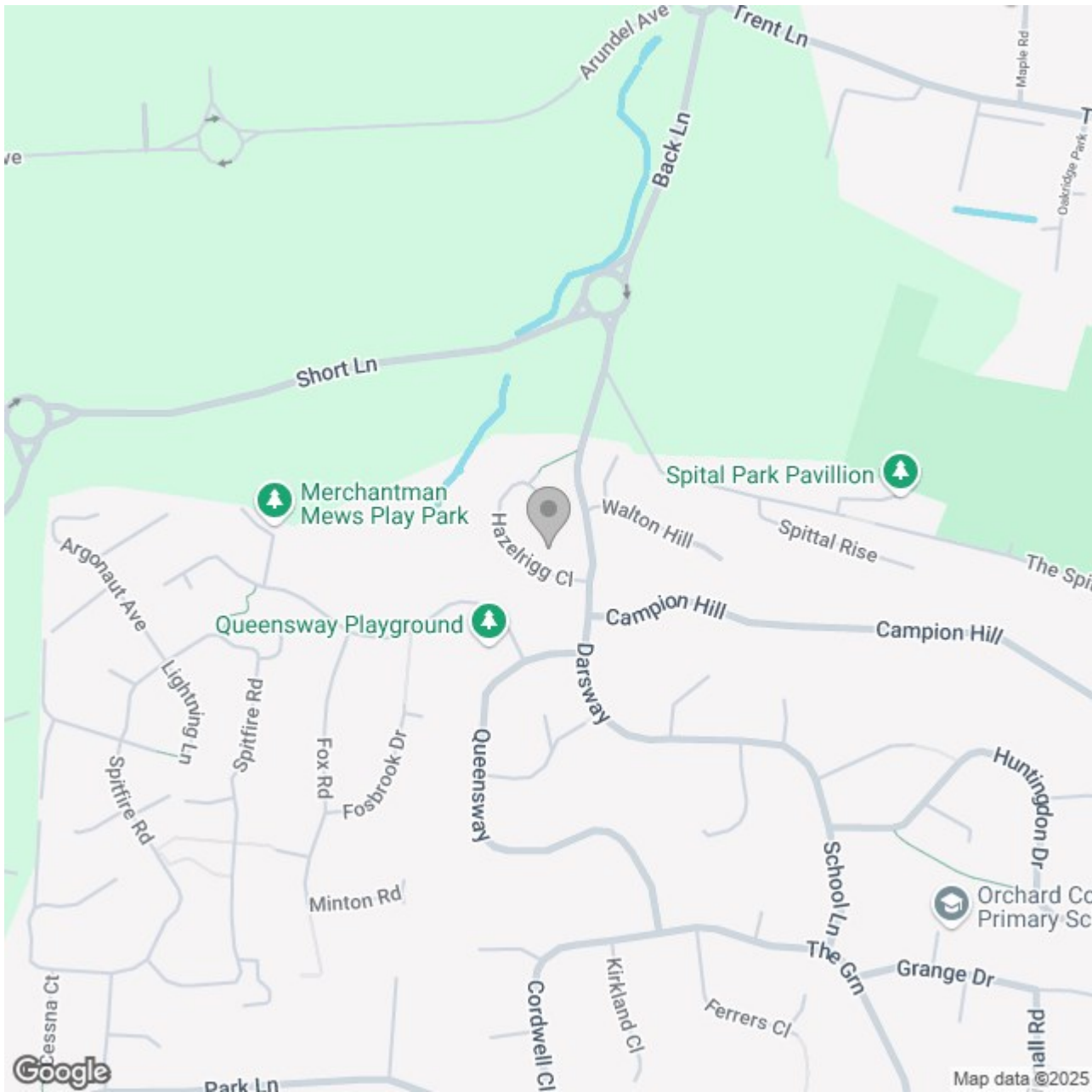
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	