



ABODE  
SALES & LETTINGS



**\*\*SOUTH FACING GARDEN\*\*** An immaculate two bedroom semi-detached property situated within a cul-de-sac location. The property benefits from a double width driveway, two double bedrooms and a private south facing low maintenance rear garden. The accommodation in brief comprises to the ground floor: Entrance hall, kitchen and living room. The first floor offers two double bedroom and a fitted shower room. The outside of the property to the front elevation has a double width driveway leading to the front entrance which has an outside store adjacent that benefits from double electric socket. The rear elevation offers a low maintenance south facing garden, shed with power, all of which is enclosed via timber fencing.



## SUMMARY

**\*\*SOUTH FACING GARDEN\*\*** An immaculate two bedroom semi-detached property situated within a cul-de-saq location. The property benefits from a double width driveway, two double bedrooms and a private south facing low maintenance rear garden. The accommodation in brief comprises to the ground floor: Entrance hall, kitchen and living room. The first floor offers two double bedroom and a fitted shower room. The outside of the property to the front elevation has a double width driveway leading to the front entrance which has an outside store adjacent that benefits from double electric socket. The rear elevation offers a low maintenance south facing garden, shed with power, all of which is enclosed via timber fencing.

## GROUND FLOOR

### HALLWAY

With double glazed entrance door and cloaks cupboard.

### WC/CLOAKS

With tiled splashbacks, central heating radiator, wash basin and WC.

### KITCHEN

8'1" x 6'6"

With double glazed window to front, wall and base units, roll edge work surfaces and tiled splash-backs, inset sink and drainer with mixer tap, inset oven, hob and extractor hood. Space for fridge/freezer and washing machine.



### LOUNGE

15'0" x 12'7"

Having a radiator, feature fireplace and French doors to garden. Stairs to upper floor.

### FIRST FLOOR LANDING

With a loft hatch (loft is part boarded with pull down ladder and lighting) and doors leading off to





### **BEDROOM ONE**

8'1" x 12'7"

With central heating radiator and windows to front elevation.

### **BEDROOM TWO**

8'1" x 12'7"

With central heating radiator, window to rear and fitted cupboard.

### **SHOWER ROOM**

6'4" x 6'0"

With a three piece suite comprising; wash hand basin with mixer tap and vanity unit, low level WC, double shower with glass sliding door and gravity shower over, tiled splash backs, heated ladder towel rail and a double glazed UPVC window to the side elevation.

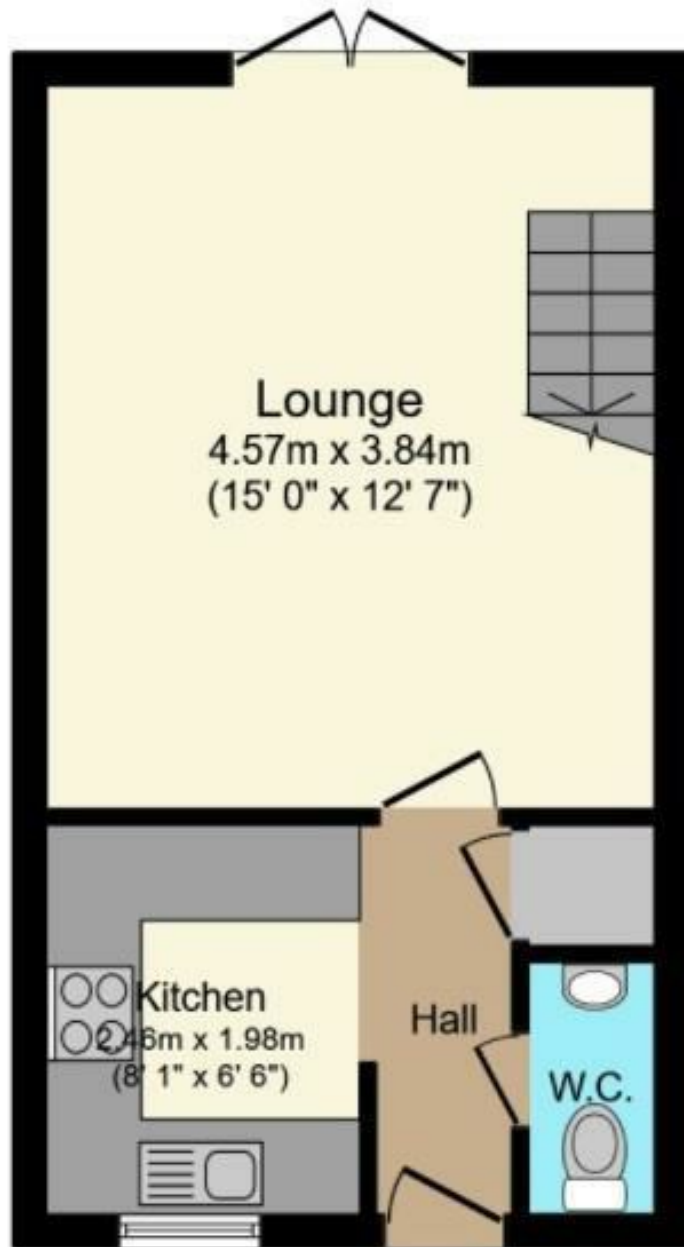




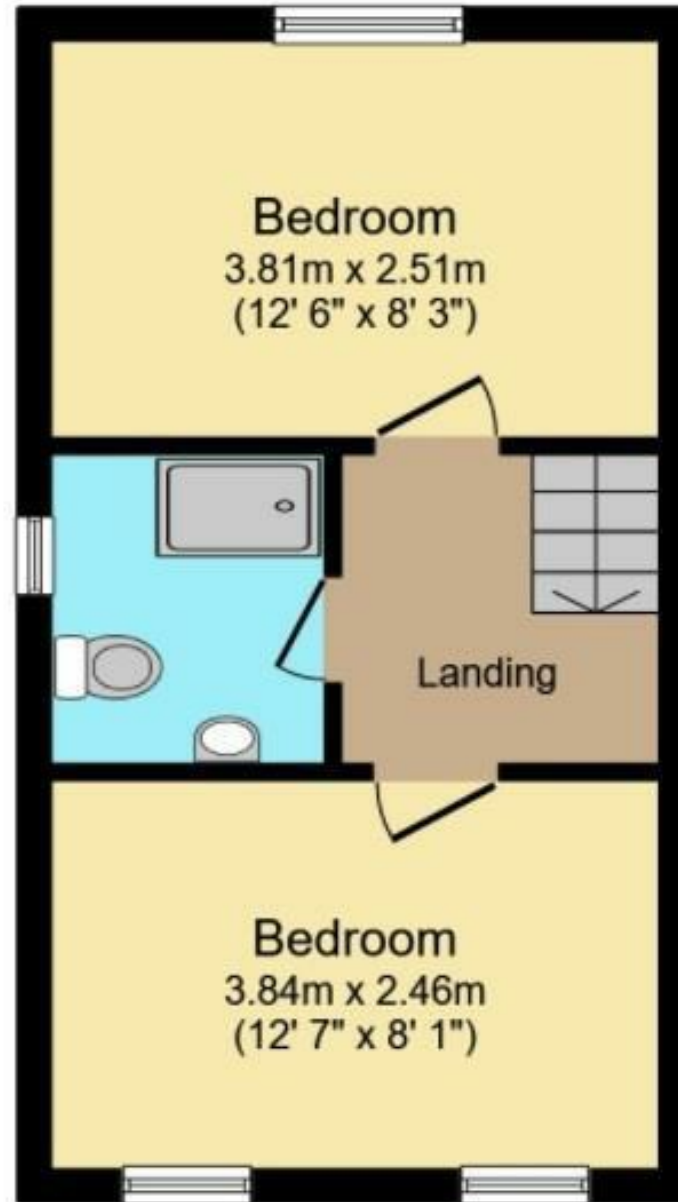






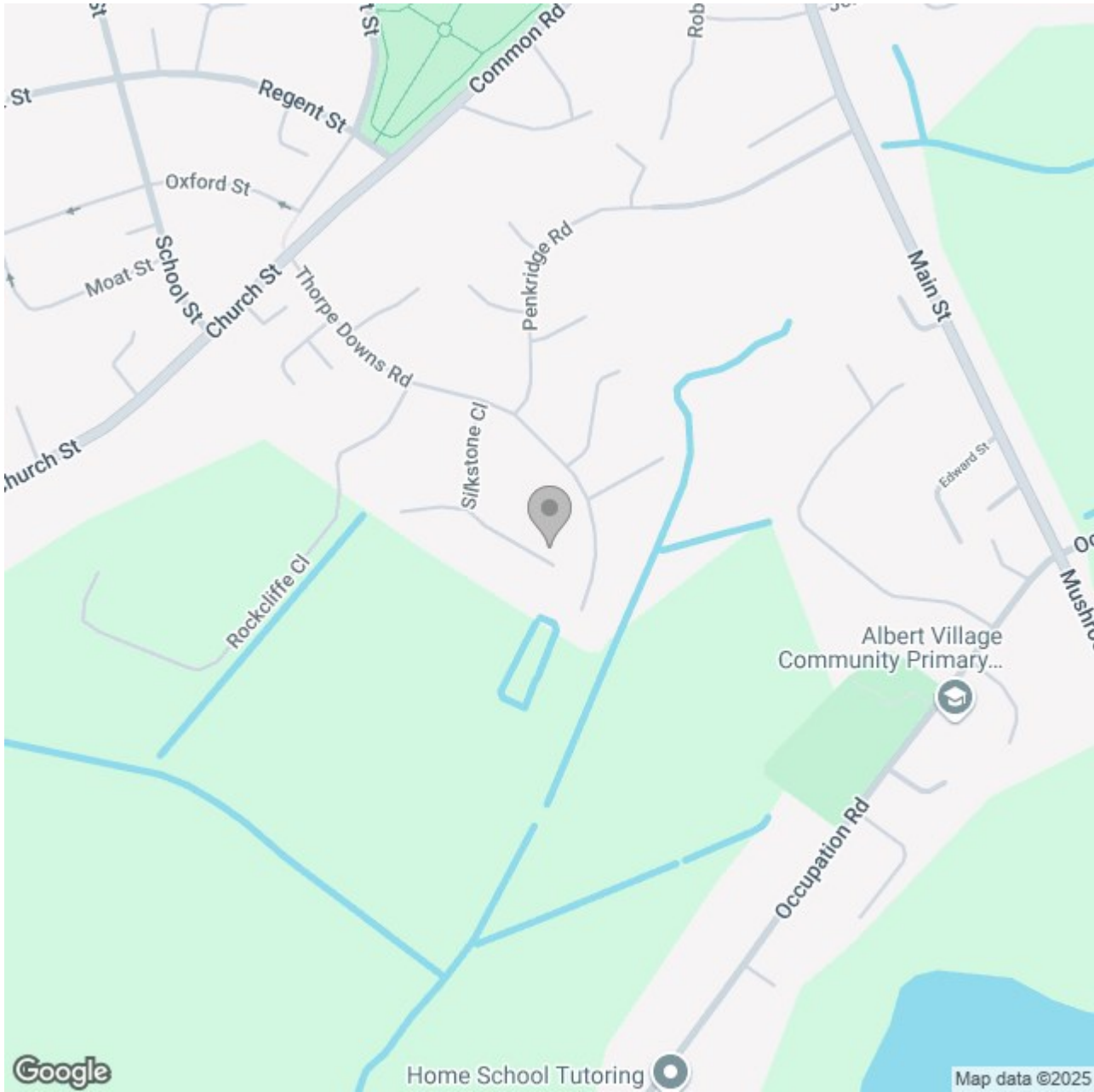


**Ground Floor**



**First Floor**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</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		

**England & Wales**

EU Directive  
2002/91/EC

