





****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.



SUMMARY

****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.

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

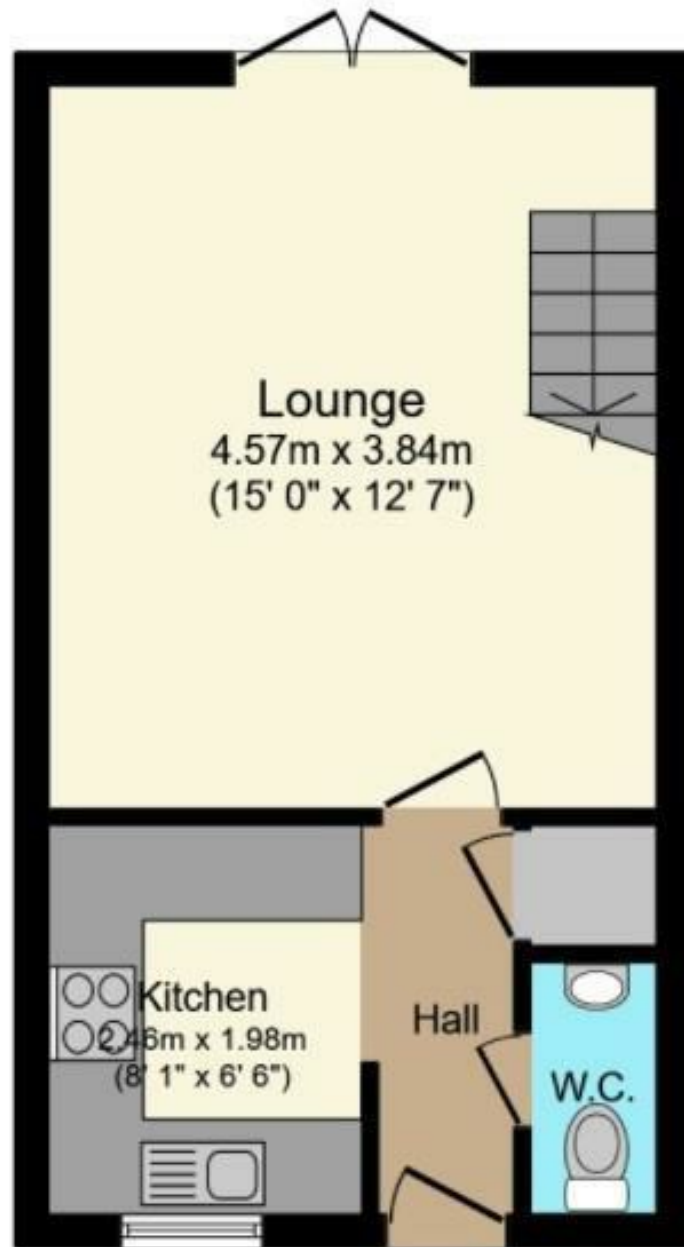
8'1" x 12'7"

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

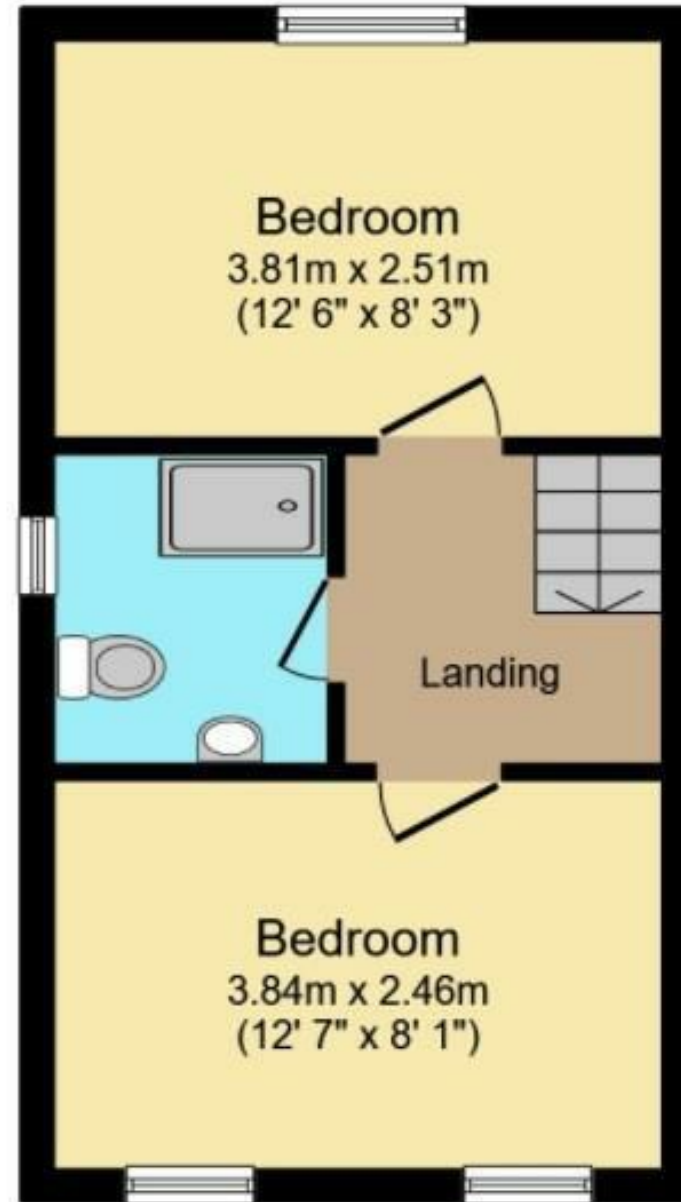
SHOWER ROOM

6'4" x 6'0"

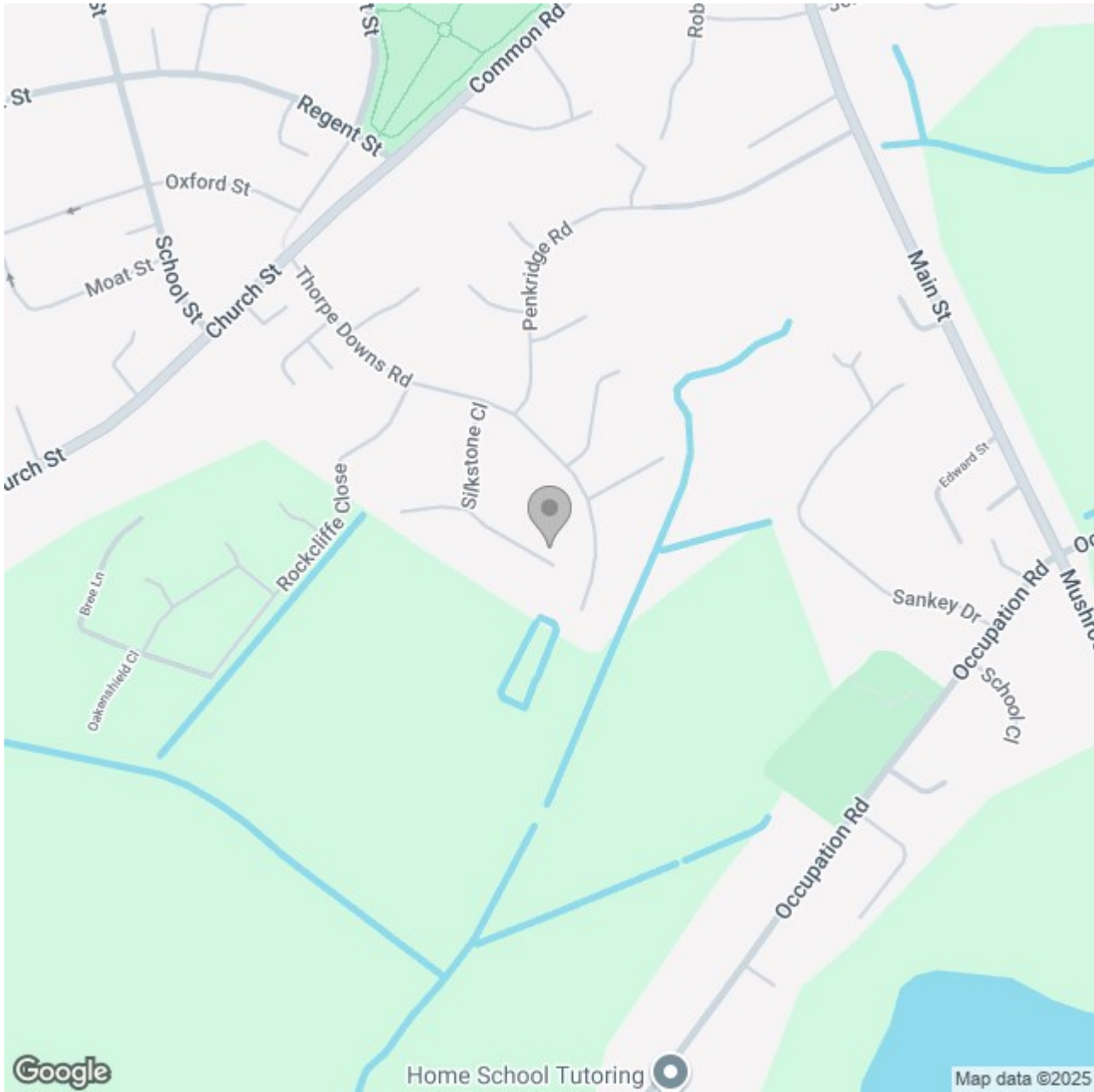
With a three piece suite comprising; wash hand basin with mixer tap and vanity unit, low level WC, double shower with glass sliding door and gravity shower over, tiled splash backs, heated ladder towel rail and a double glazed UPVC window to the side elevation.



Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC 