





A well presented three bedroom semi detached property, situated within a popular location having fantastic local amenities. This well proportioned home benefits from UPVC double glazing throughout, off street parking, spacious living diner and a second reception room.



## Accommodation

### Measurements

Play Room – 3.20m x 2.18m (10'6 x 7'2)

Lounge Diner – 6.40m x 2.54m (21'0 x 8'4)

Kitchen – 3.56m x 2.26m (11'8 x 7'5)

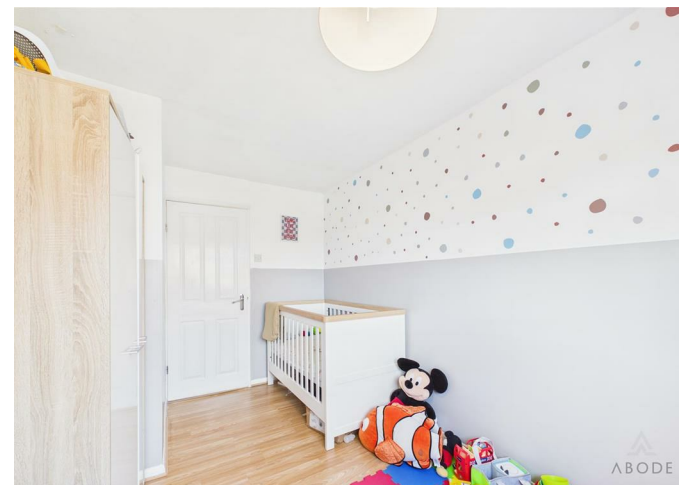
Bedroom One – 3.18m x 3.15m (10'5 x 10'4)

Bedroom Two – 3.61m x 2.46m (11'10 x 8'1)

Bedroom Three – 3.48m max x 2.39m (11'5 max x 7'10)

Bathroom – 3.12m x 1.73m (10'3 x 5'8)









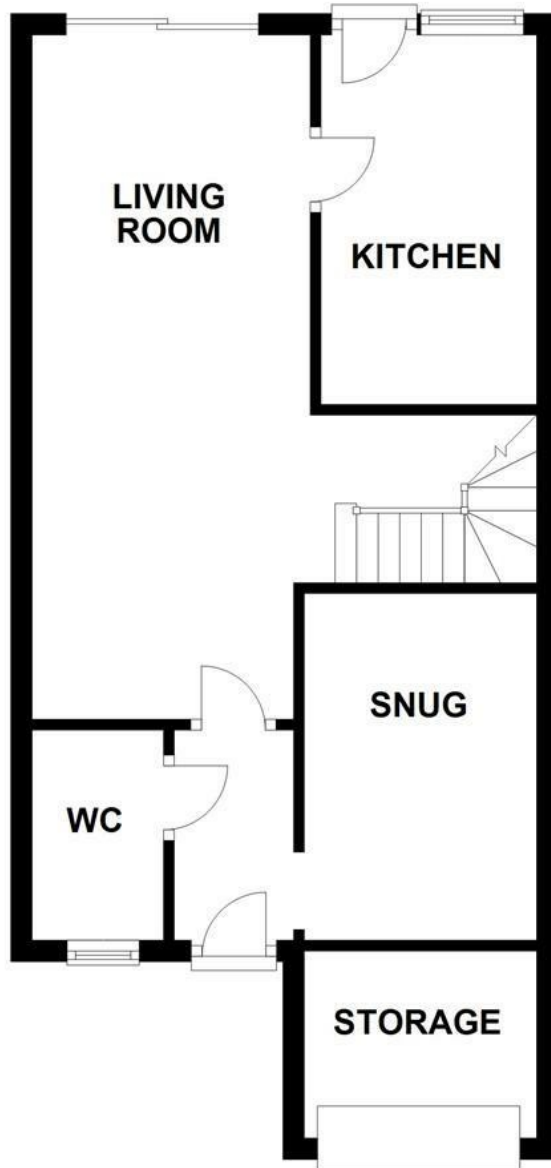




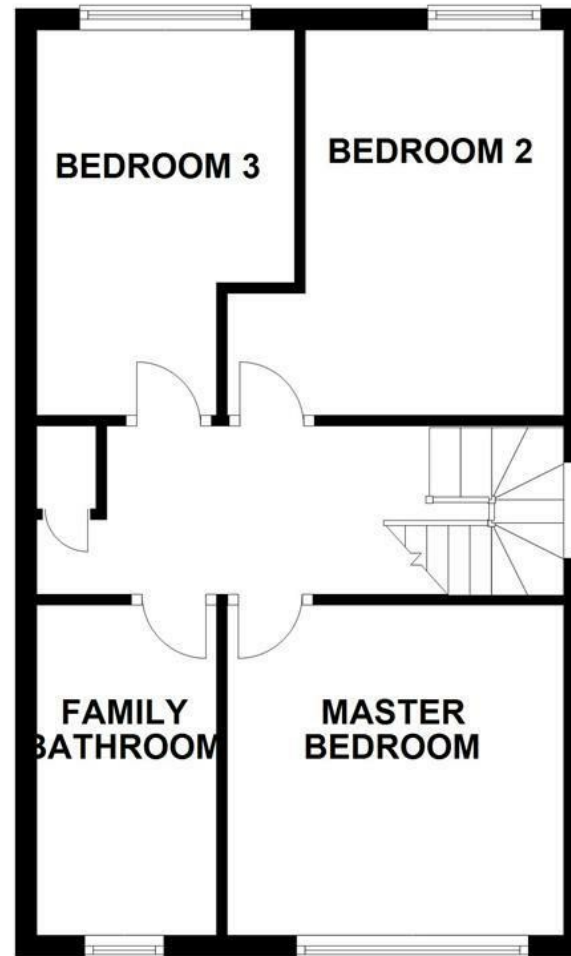




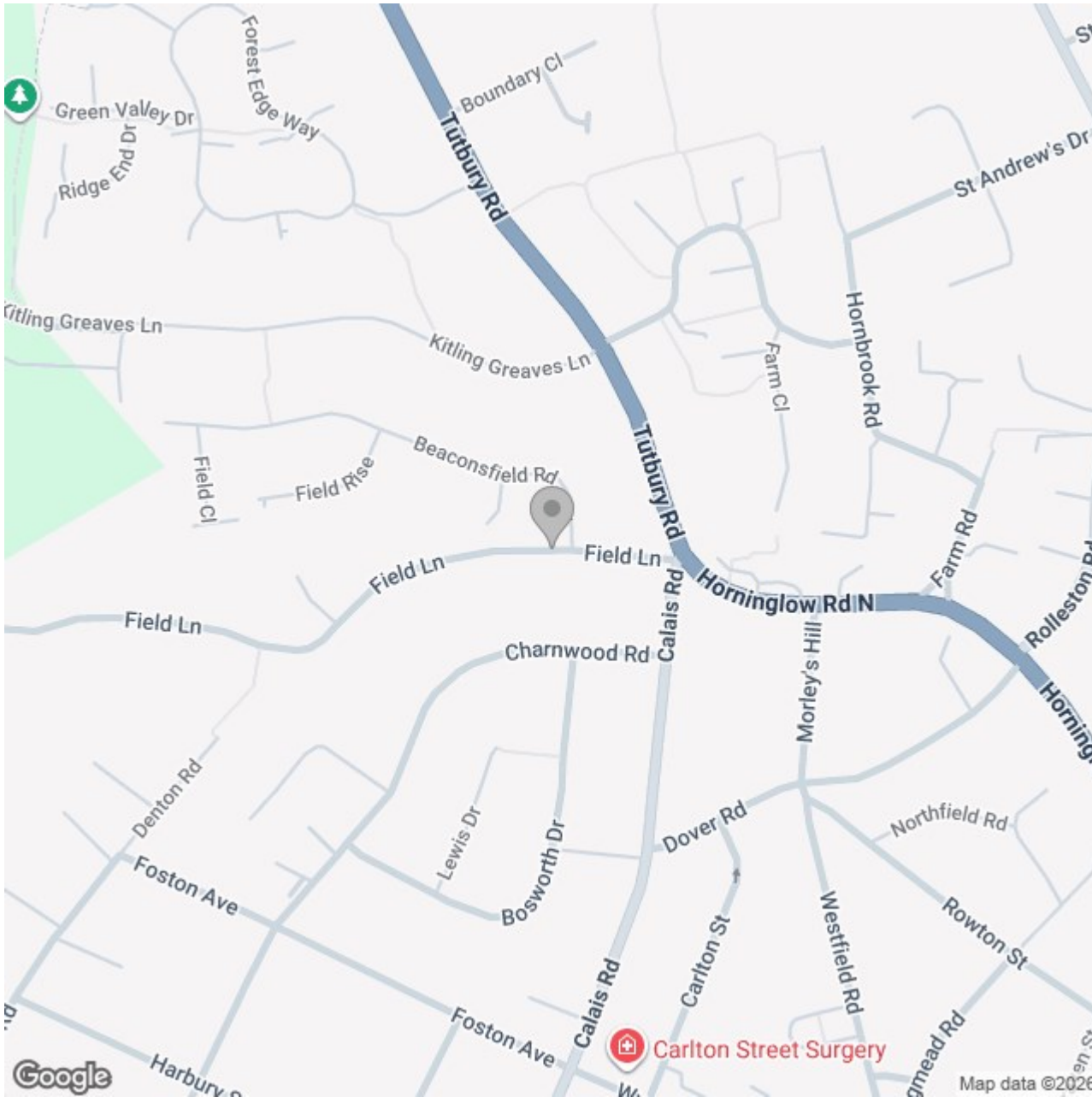
## GROUND FLOOR



## FIRST FLOOR







## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (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<br>2002/91/EC |  |