





**** IMMACULATE TWO DOUBLE
BEDROOM SEMI DETACHED HOME ****
PRIVATE GARDEN, PARKING AND
GARAGE **** INTERNAL VIEWING IS
HIGHLY RECOMMENDED **** A lovely
position offering a hall, lounge and a
fitted dining kitchen over looking the
garden. Two double bedrooms and a
bathroom are on the first floor. Front
and rear gardens, parking and a single
garage. The property also benefits from
upvc double glazing and upvc double
glazing. This is a steel frame non-
standard construction property.



HALL

Entrance door into the hall with stairs to the first floor, radiator and a door to the lounge.

LOUNGE

Feature electric stove style fire, radiator, under stairs storage cupboard and upvc double glazed window.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob, space for a fridge freezer, plumbing for washing machine or dishwasher. Radiator, upvc double glazed windows onto the garden and a door to the garden.

FIRST FLOOR LANDING

Upvc double glazed window, airing cupboard, loft access and doors to -

BEDROOM 1

Upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window and radiator.

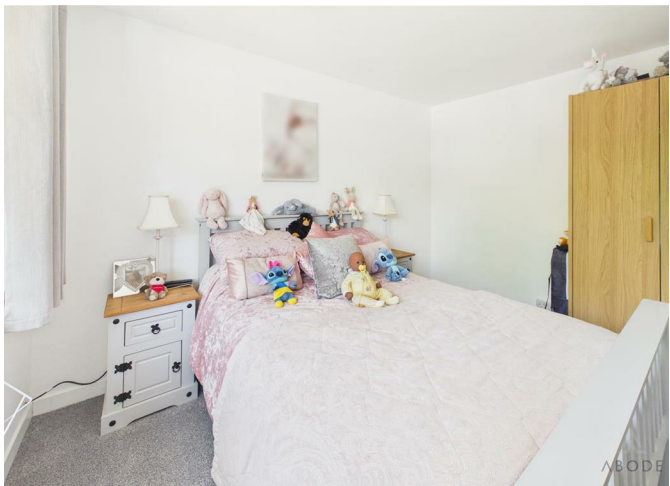
BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, radiator and upvc double glazed window.

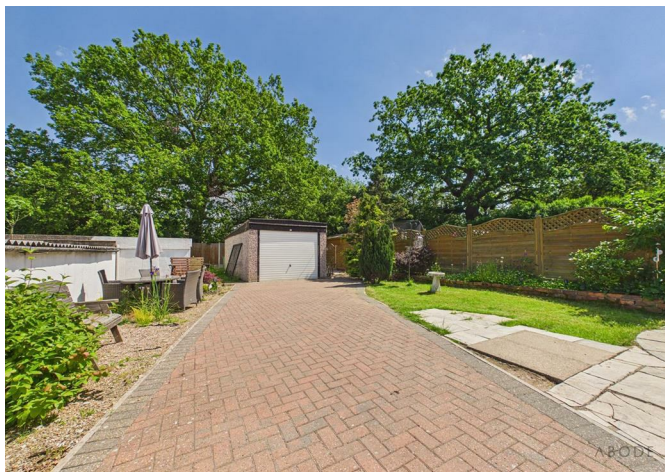
OUTSIDE

Front lawn with a gate to the open green space. The rear garden offers seating areas, lawn, gravelled areas, parking and a single garage.











Approximate total area⁽¹⁾

32.1 m²
345 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Hallway

1.03 x 1.21 m
3'4" x 3'11"

Lounge

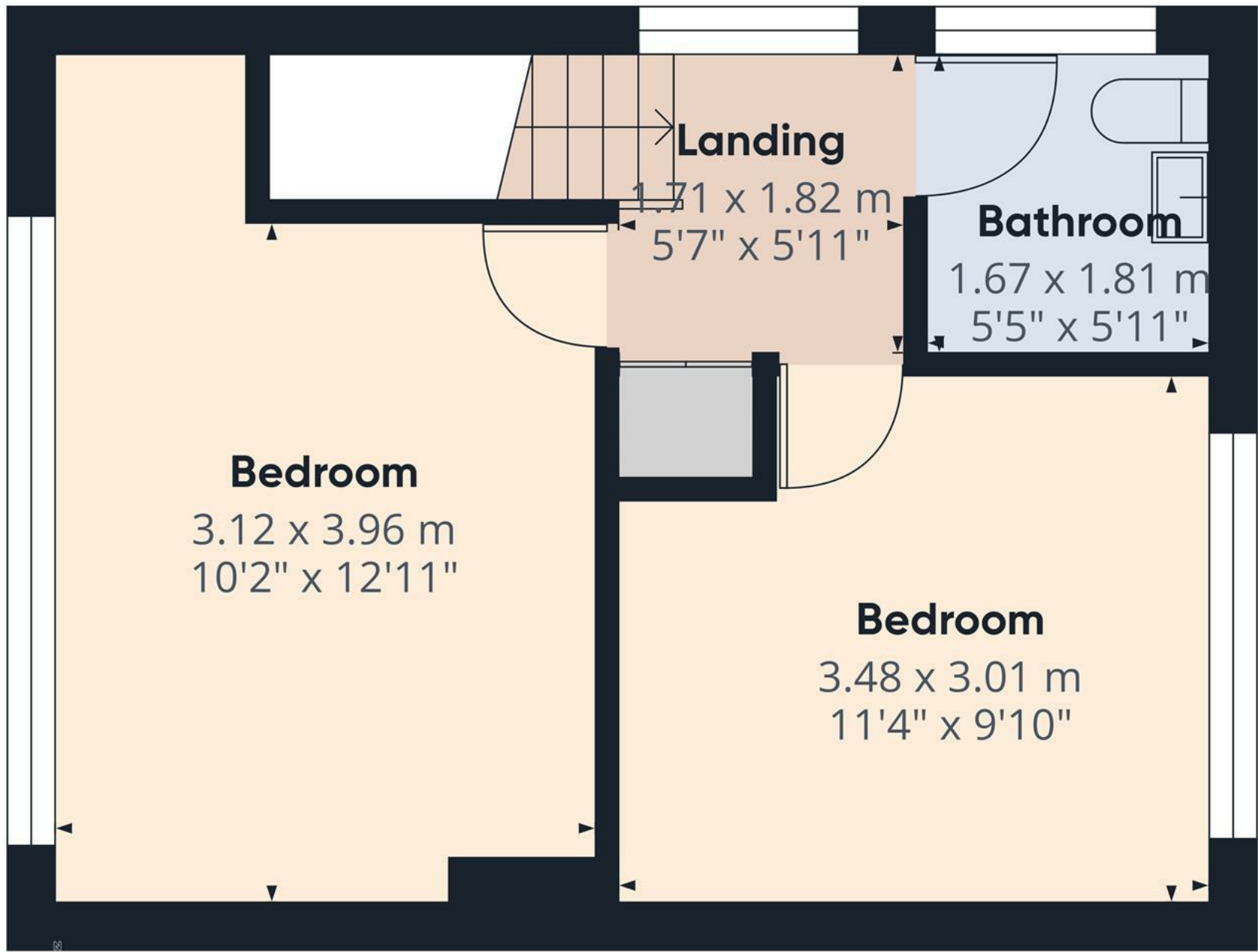
3.55 x 3.98 m
11'7" x 13'0"

Kitchen Diner

2.99 x 4.93 m
9'9" x 16'1"



Floor 0



Approximate total area⁽¹⁾
30.6 m²
329 ft²

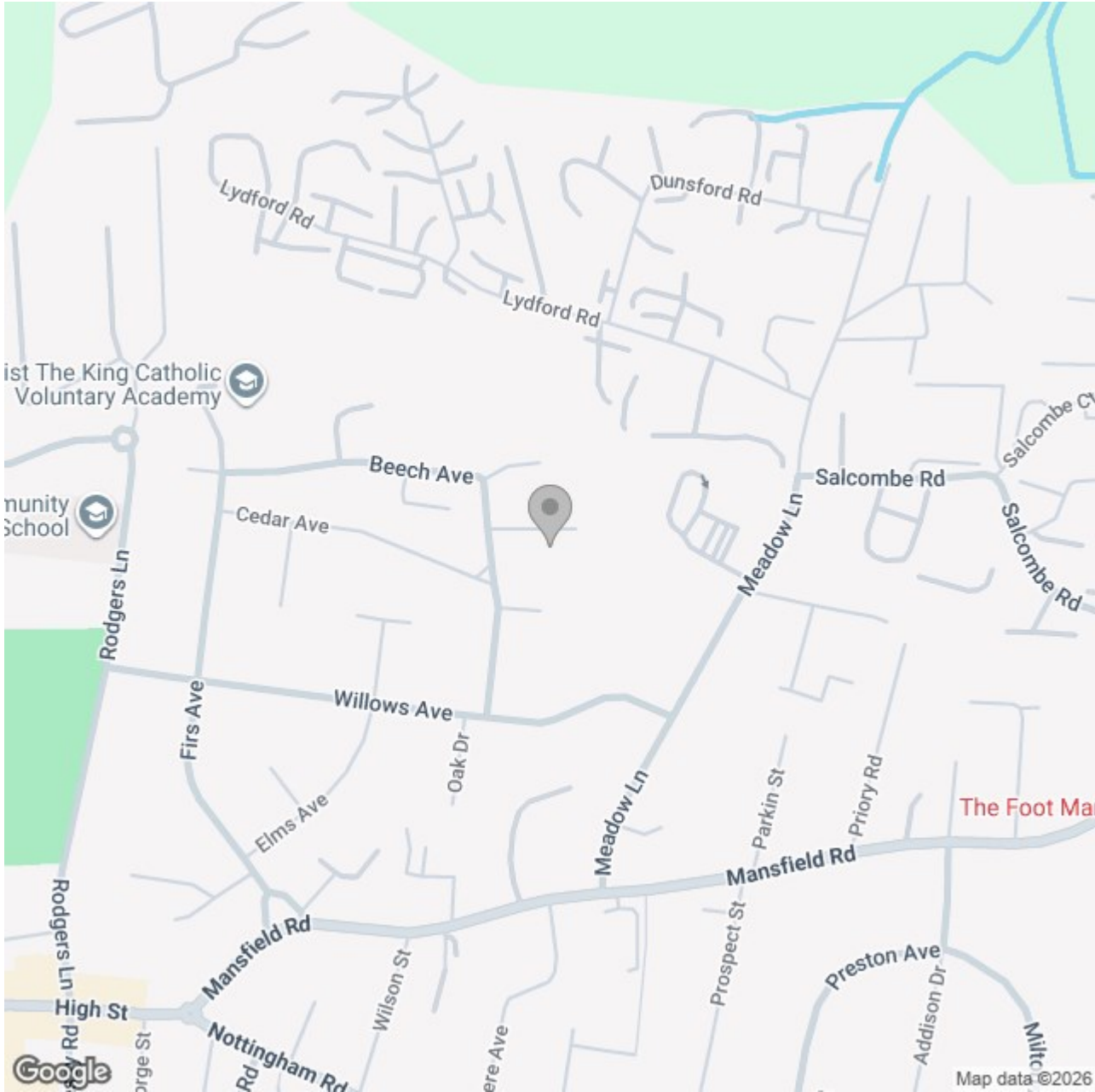
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Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	