





\*\*\*\* OPEN PLAN LIVING \*\*\*\* TWO  
DOUBLE BEDROOMS \*\*\*\* This is an  
impressive modern property located on  
the highly regarded Langley Country  
Park Development. In brief the property  
offers a hall with guest cloakroom,  
fitted kitchen, dining area and lounge  
with doors onto the garden. Two double  
bedrooms and a bathroom, enclosed  
garden and parking.



## HALL

Entrance door into the hall with a storage cupboard, radiator and door to -

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## OPEN PLAN LIVING

### KITCHEN

Fitted units with work surfaces, sink unit, fitted oven and hob, plumbing and space for a washing machine, space for a fridge freezer and upvc double glazed window to the front.

### LOUNGE DINER

Upvc double glazed doors onto the garden, stairs to the first floor and radiator.

## FIRST FLOOR LANDING

### BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

### BEDROOM 2

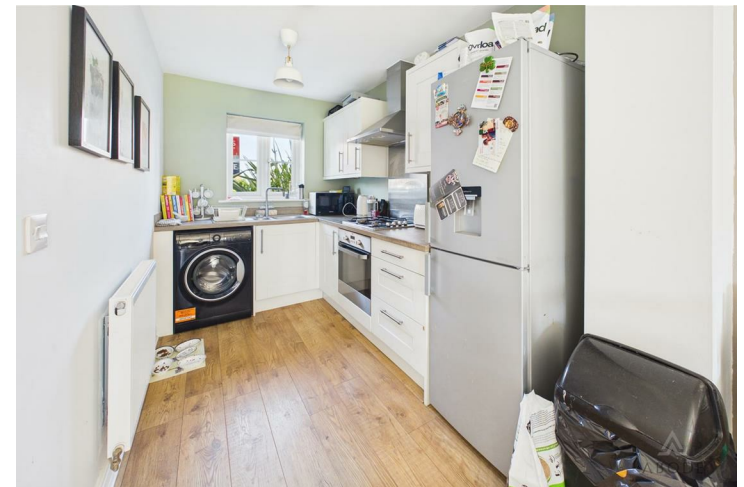
Upvc double glazed window and a radiator.

## BATHROOM

Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, radiator.

## OUTSIDE

Parking to the front and a an enclosed rear garden with lawn and paved patio.











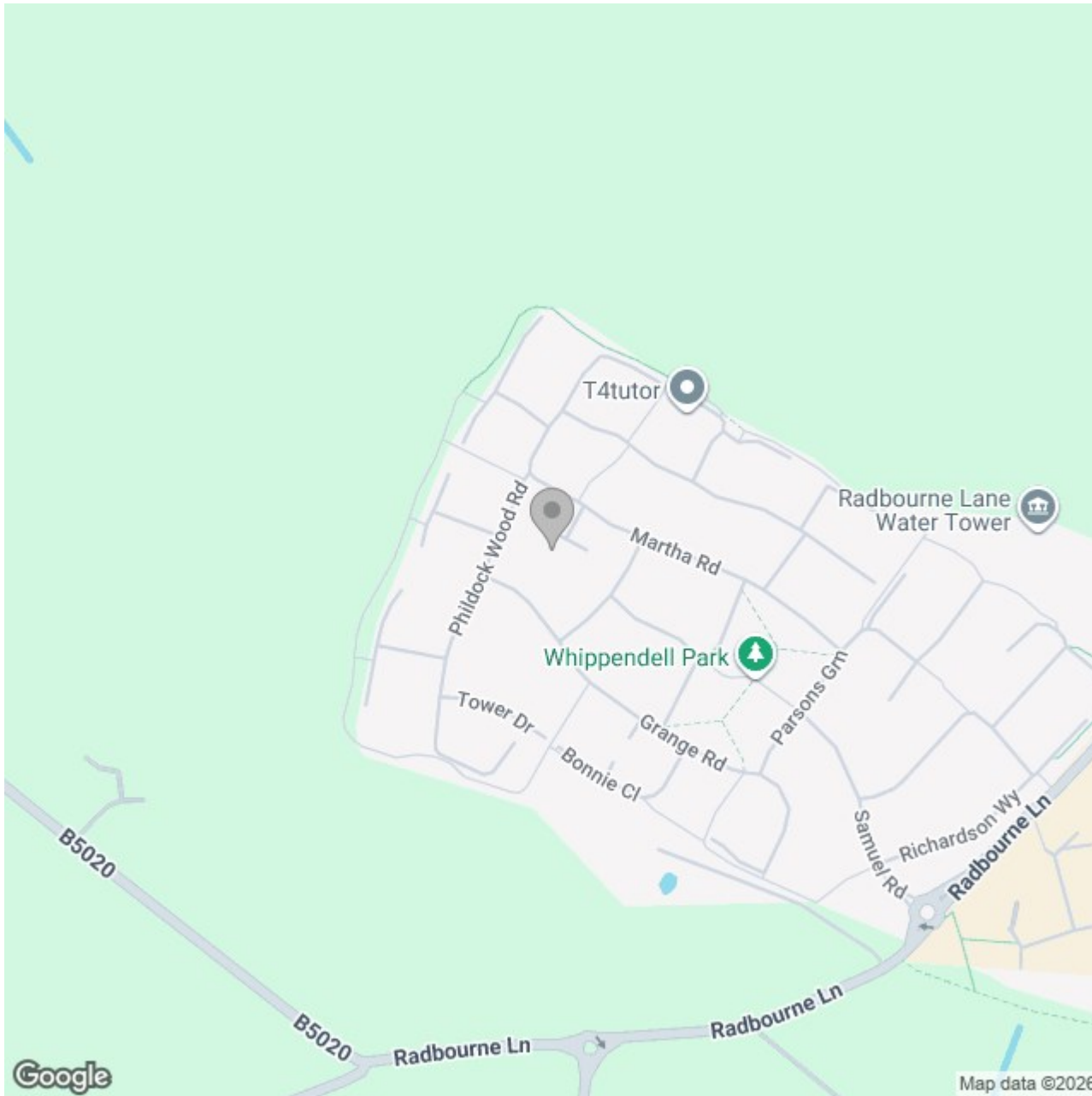












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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 2002/91/EC	