





**** EXTENDED AND OPEN
PLAN KITCHEN DINER WITH
UTILITY ROOM AND WC ****

This is an impressive period
property kept beautifully by the
current owners. In brief the
property offers a hall with
original tiled floor, lounge with
feature fireplace, open plan
fitted kitchen with dining room
and door onto the garden,
utility room with wc. The first
floor offers three bedrooms and
a bathroom. Front fore garden
and a rear garden with two
brick outbuildings. INTERNAL
VIEWING IS HIGHLY
RECOMMENDED



ABODE
SALES & LETTINGS

HALL

Storm porch with entrance door into the hall.

HALL

Original tiled floor, radiator, under stairs storage cupboard and doors to -

LOUNGE

Feature fireplace with surround and tiled hearth, radiator and upvc double glazed window.

DINING ROOM

Radiator, door to the stairs and open through to -

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. space for a cooker with fitted extractor fan, space for appliances, breakfast bar, radiator, upvc double glazed window to the side and double doors into the garden.

UTILITY ROOM

Low flush wc, wash hand basin, plumbing for a washing machine and space for a tumble dryer. Wall mounted boiler and upvc double glazed window.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM 1

Upvc double glazed window and a radiator, storage cupboard.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.



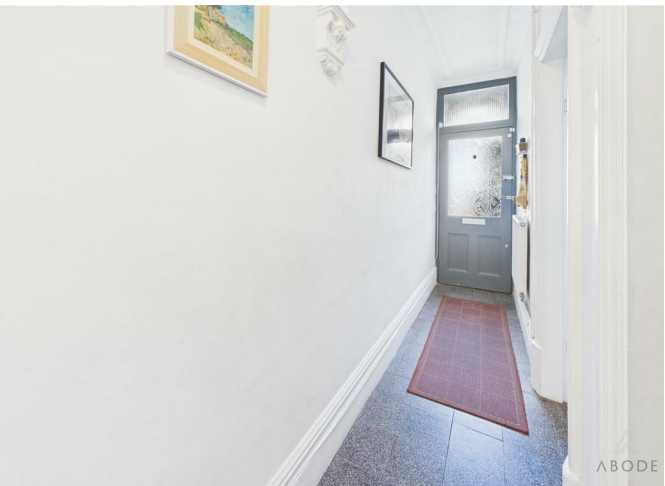
BATHROOM

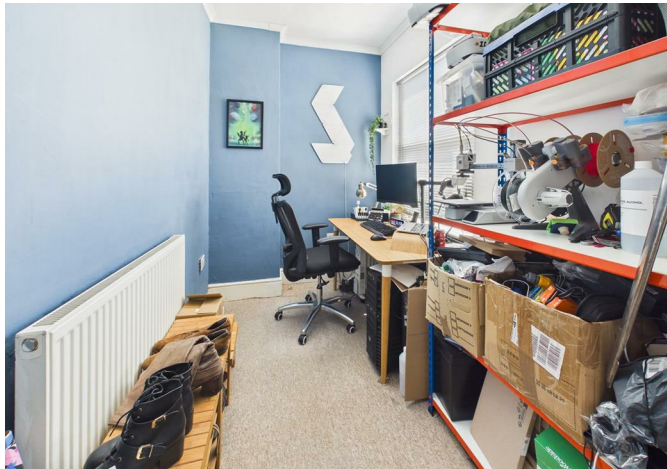
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin and a radiator.

OUTSIDE

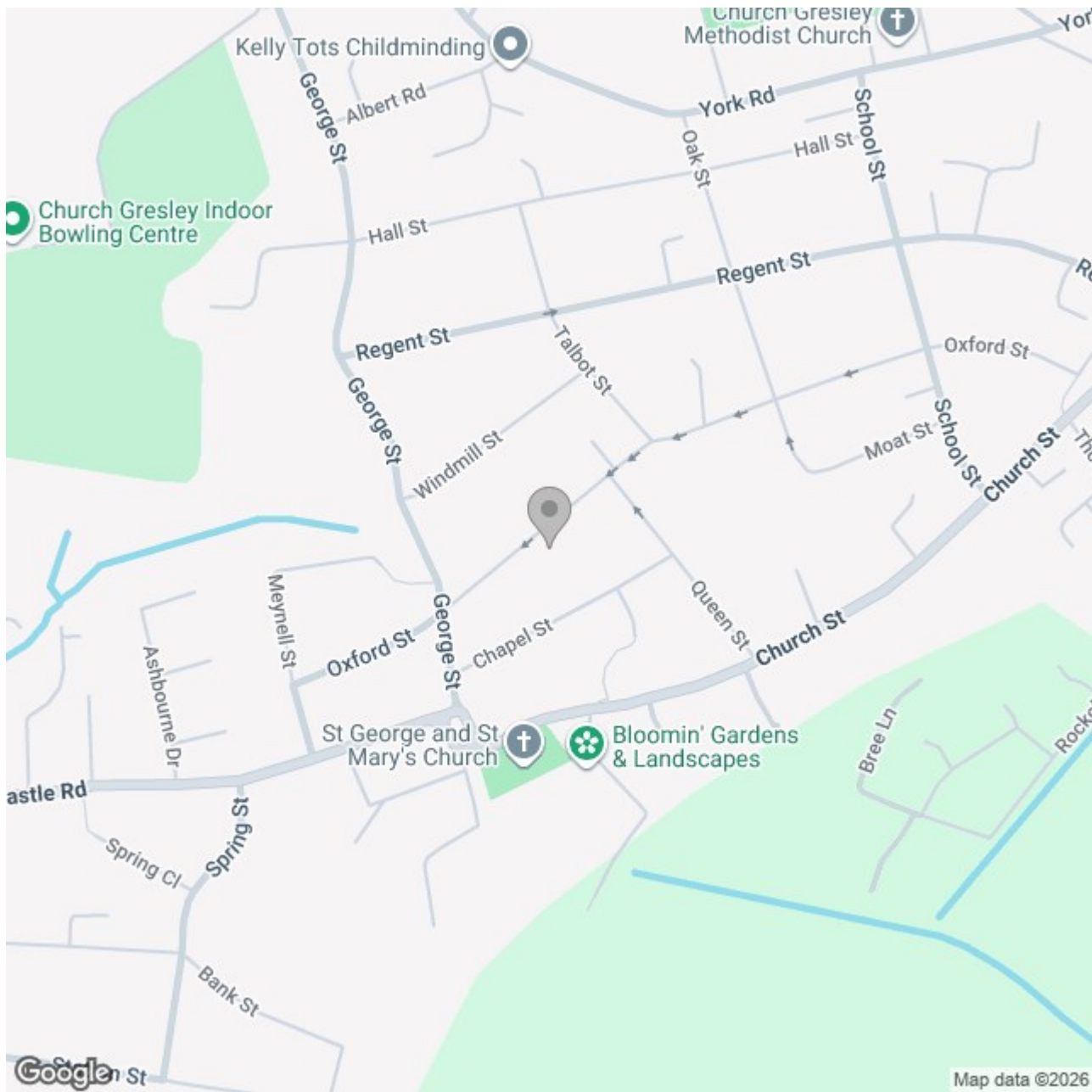
The real garden offers a lawn, paved seating areas and two brick outbuildings.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	