





\*\*\*\* INVESTMENT OPPORTUNITY \*\*\*\*  
LINK DETACHED PROPERTY REQUIRING  
MODERNISATION \*\*\*\* In brief the  
property offers a hall, lounge, kitchen,  
three bedrooms, bathroom, garden,  
drive & garage.

## HALL

Entranced door into the hall with stairs to the first floor.

## LOUNGE

Windows to the front and rear, radiator.

## KITCHEN

Fitted units, sink unit, windows to the rear and side, door onto the garden.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Window and radiator.

## BEDROOM 2

Window and radiator.

## BEDROOM 3

Window and radiator.

## WETROOM

Shower, low flush wc, wash hand basin, window.

## OUTSIDE

Garden and drive to the front, garage with garage door to the front and back onto the garden. Rear garden.









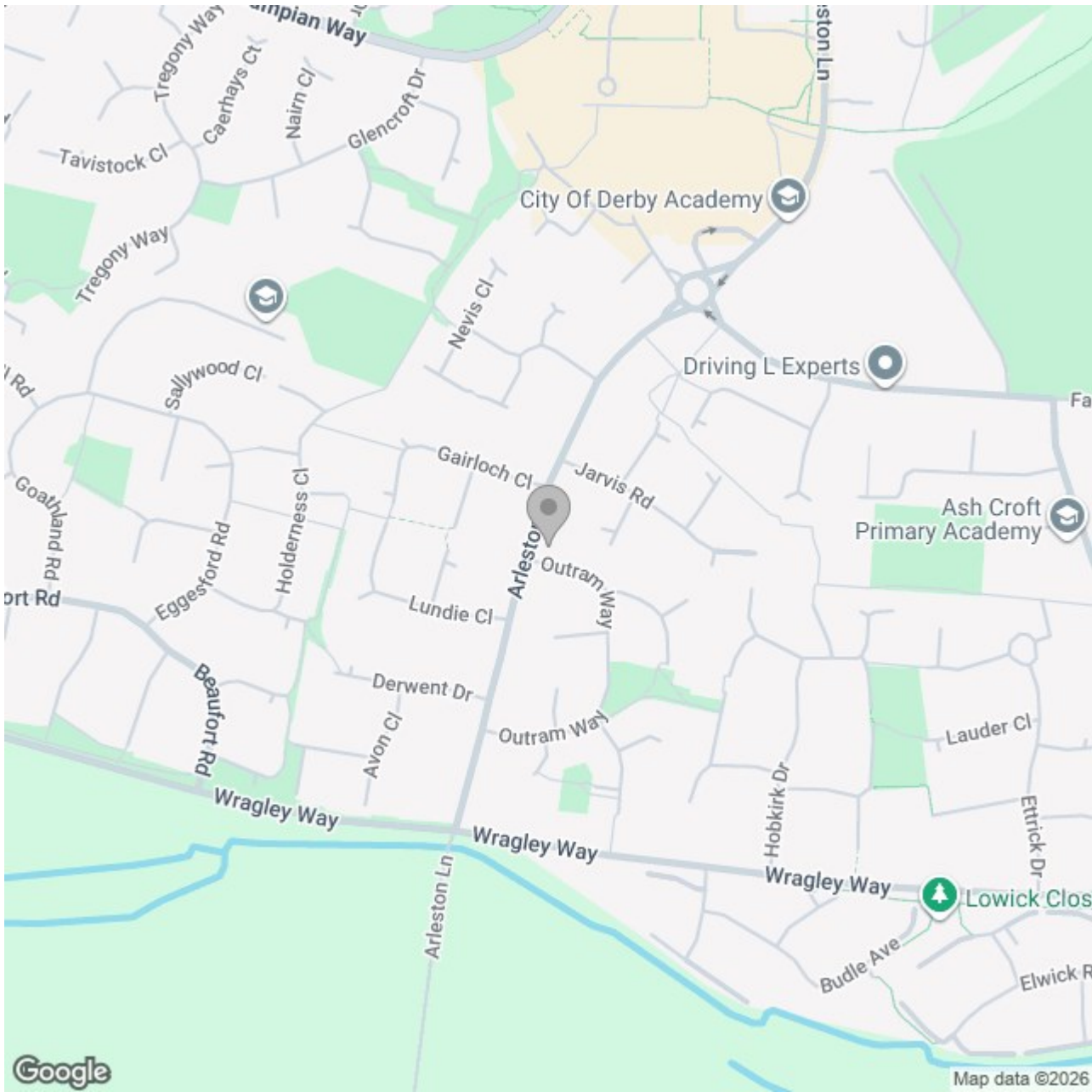












## Energy Efficiency Rating

	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 2002/91/EC	