





Presenting a fantastic 2-bedroom home located on the popular Forest Road. This property offers an entrance porch, a spacious lounge, a dining room, a well-equipped kitchen, two double bedrooms, and a family bathroom. Additionally, there is a versatile loft room, perfect for use as an office space or playroom. Outside, you'll find a generous private rear garden, providing ample outdoor space.



Approach: The property features a patio area, bin storage, lighting, and fenced borders.

Entrance Porch: As you enter the property through the UPVC door, you'll find a tiled floor and built-in storage.

Lounge 11' 10" x 11' 5" (3.61m x 3.48m): The lounge is well-lit with a double glazed bay window to the front aspect. It includes a central heating radiator, TV and telephone points, sockets, an electric fire, and LTV flooring.

Dining Room 11' 7" x 14' 6" (3.53m x 4.42m): The dining room offers ample space and natural light with a double glazed window to the rear aspect. It features a central heating radiator, under-stairs storage, sockets, and vinyl flooring.

Kitchen 12' 9" x 5' 11" (3.89m x 1.80m): The kitchen is equipped with modern amenities including a double glazed window to the rear aspect, a UPVC door for rear access, and a fitted kitchen comprising of a range of wall and base units with work surfaces over. It also includes a stainless steel sink and drainer with a mixer tap, a four-ring gas hob and electric oven with an extractor hood, space for a fridge/freezer, and space and plumbing for a washing machine. The kitchen is tiled to splashback areas.

Landing: The landing area features a central heating radiator, carpet, and sockets.

Bedroom One 11' 7" x 11' 8" (3.53m x 3.56m): This



bedroom includes a double glazed window to the front aspect, a central heating radiator, carpet, TV point, and sockets.

Bedroom Two 11' 11" x 8' 7" (3.63m x 2.62m): The second bedroom offers a comfortable living space with a double glazed window to the rear aspect, a central heating radiator, carpet, TV point, and sockets.

Bathroom: The bathroom features a double glazed window to the rear aspect, a bath with a shower over, a





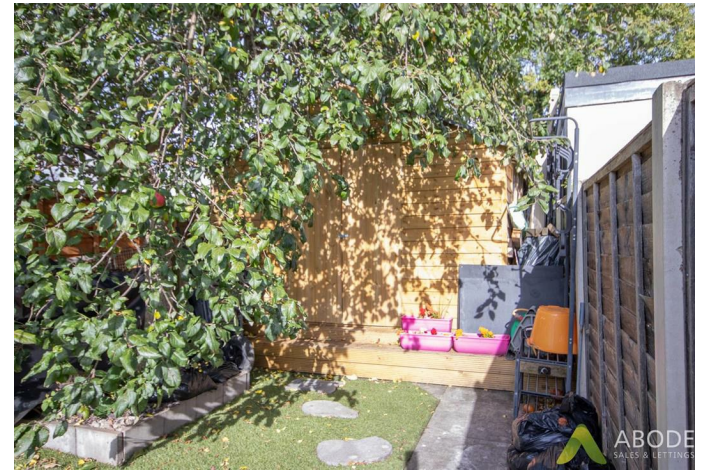


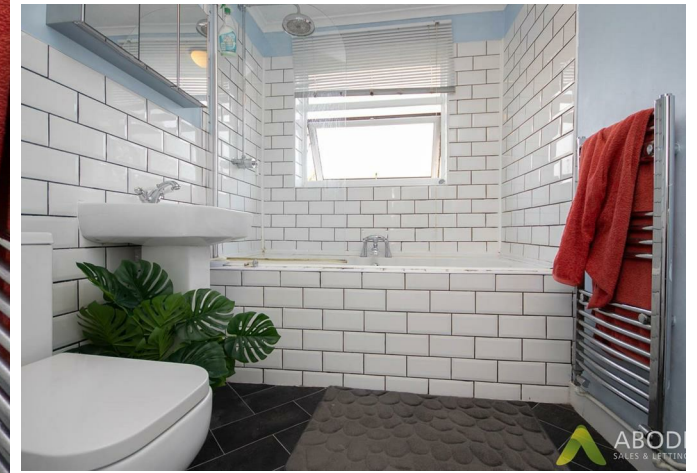
WC, a hand wash basin, a central heating radiator, tiled splashback areas, a vinyl floor, and a central heating boiler.

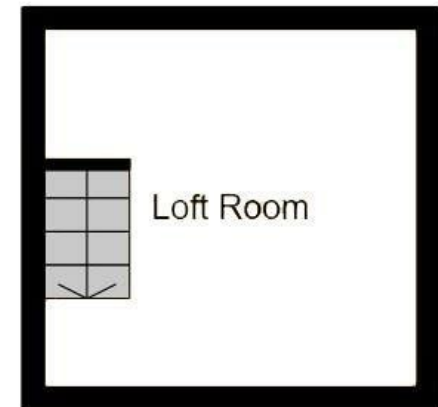
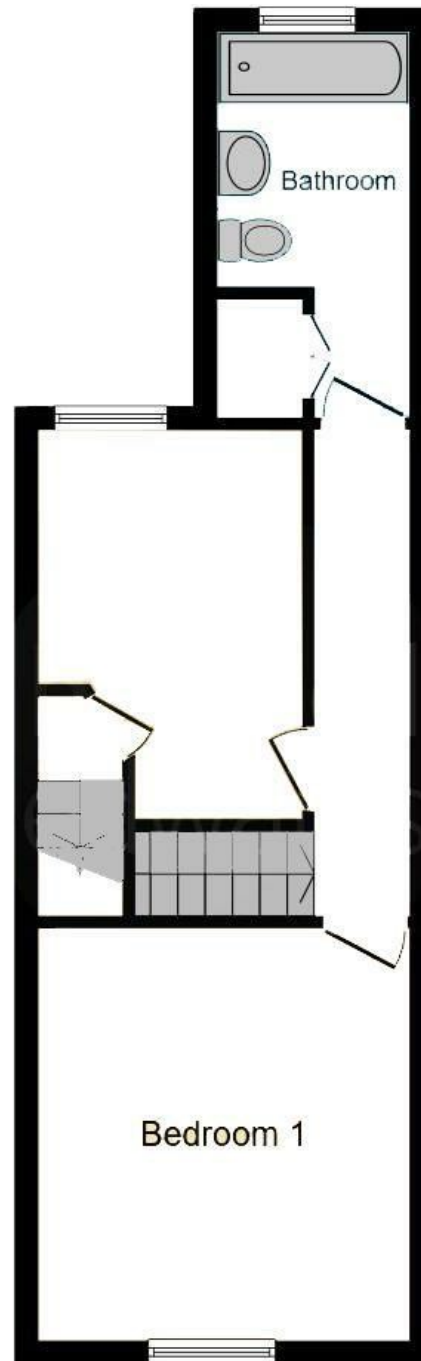
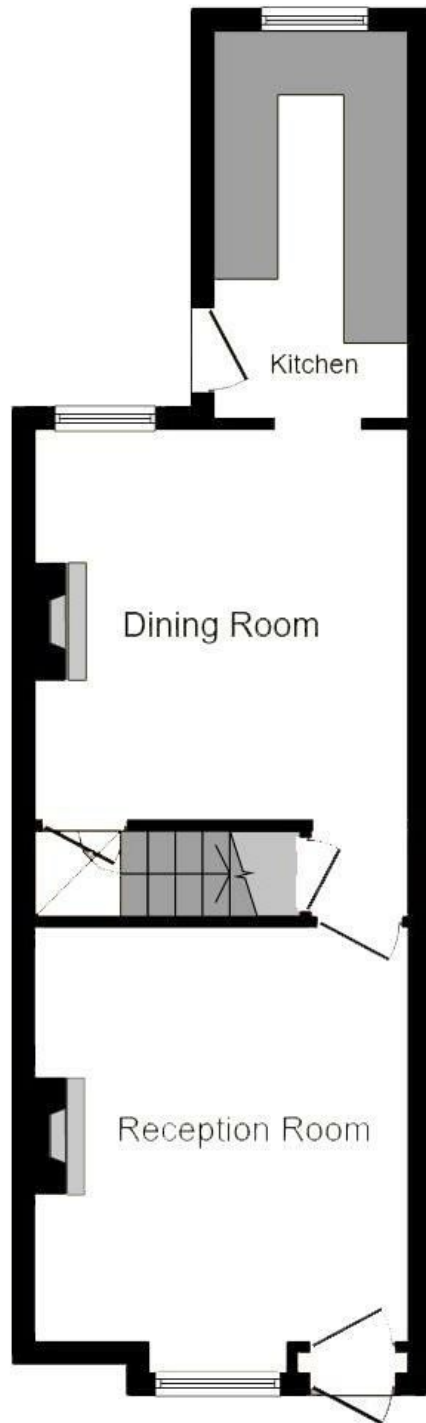
Loft Room II' 3" x 17' 7" (3.43m x 5.36m): The property includes a versatile loft room suitable for various purposes. It features carpet, sockets, lighting, and eaves storage.

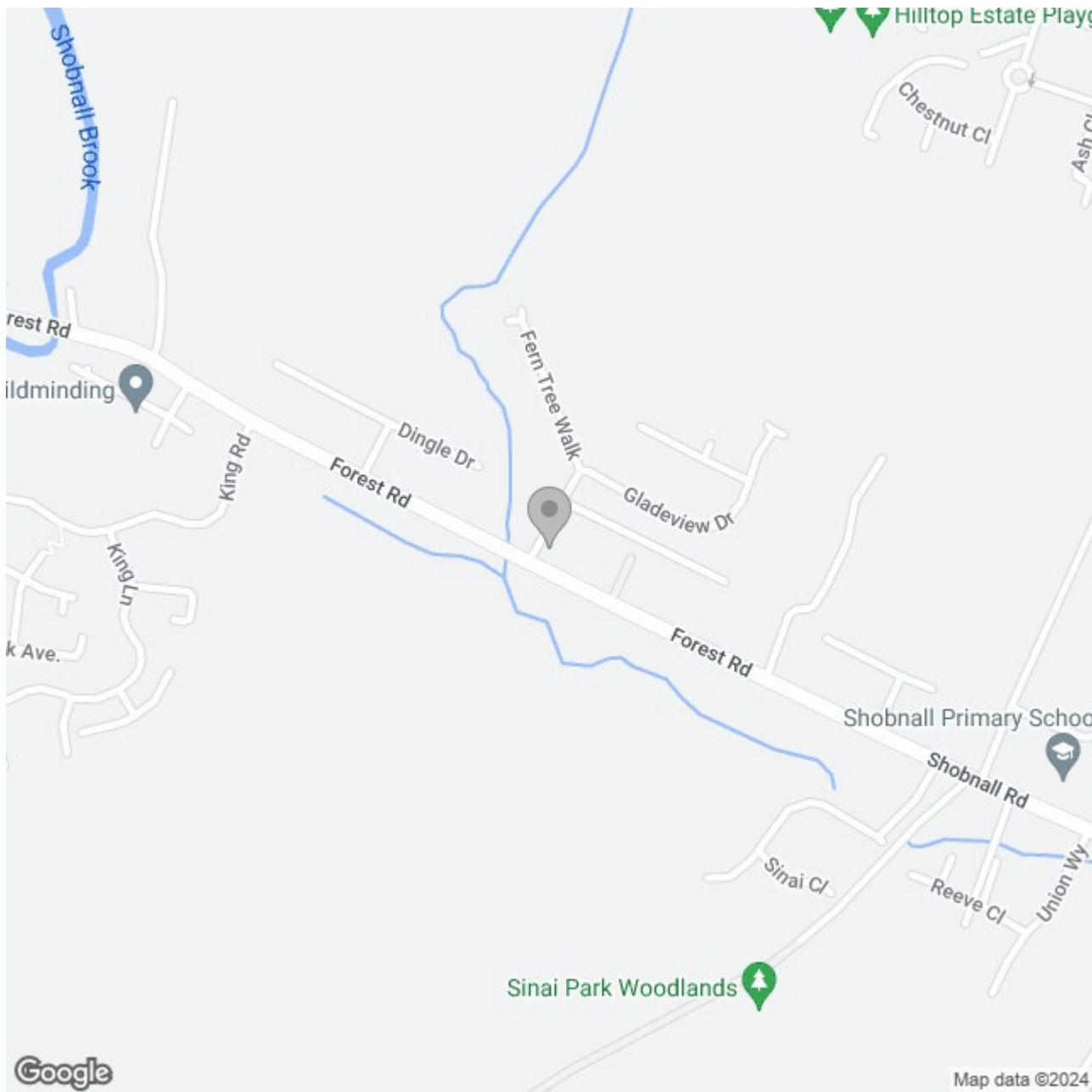
Garden: The property offers a well-maintained garden with a patio area, artificial grass, a shed, an outside tap, lighting, gated side access, and fenced borders.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 