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SOUTH FACING GARDEN An immaculate two bedroom semi-detached property situated within a cul-de-saq location. The property benefits from a double width driveway, two double bedrooms and a private south facing low maintenance rear garden. The accommodation in brief comprises to the ground floor: Entrance hall, kitchen and living room. The first floor offers two double bedroom and a fitted shower room. The outside of the property to the front elevation has a double width driveway leading to the front entrance which has an outside store adjacent that benefits from double electric socket. The rear elevation offers a low maintenance south facing garden, shed with power, all of which is enclosed via timber fencing.

SUMMARY

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GROUND FLOOR

HALLWAY

With double glazed entrance door and cloaks cupboard.

WC/CLOAKS

With tiled splashbacks, central heating radiator, wash basin and WC.

KITCHEN

8'1" x 6'6"

With double glazed window to front, wall and base units, roll edge work surfaces and tiled splash-backs, inset sink and drainer with mixer tap, inset oven, hob and extractor hood. Space for fridge/freezer and washing machine.

LOUNGE

15'0" x 12'7"

Having a radiator, feature fireplace and French doors to garden. Stairs to upper floor.

FIRST FLOOR LANDING

With a loft hatch (loft is part boarded with pull down ladder and lighting) and doors leading off to

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BEDROOM ONE
8'1" x 12'7"

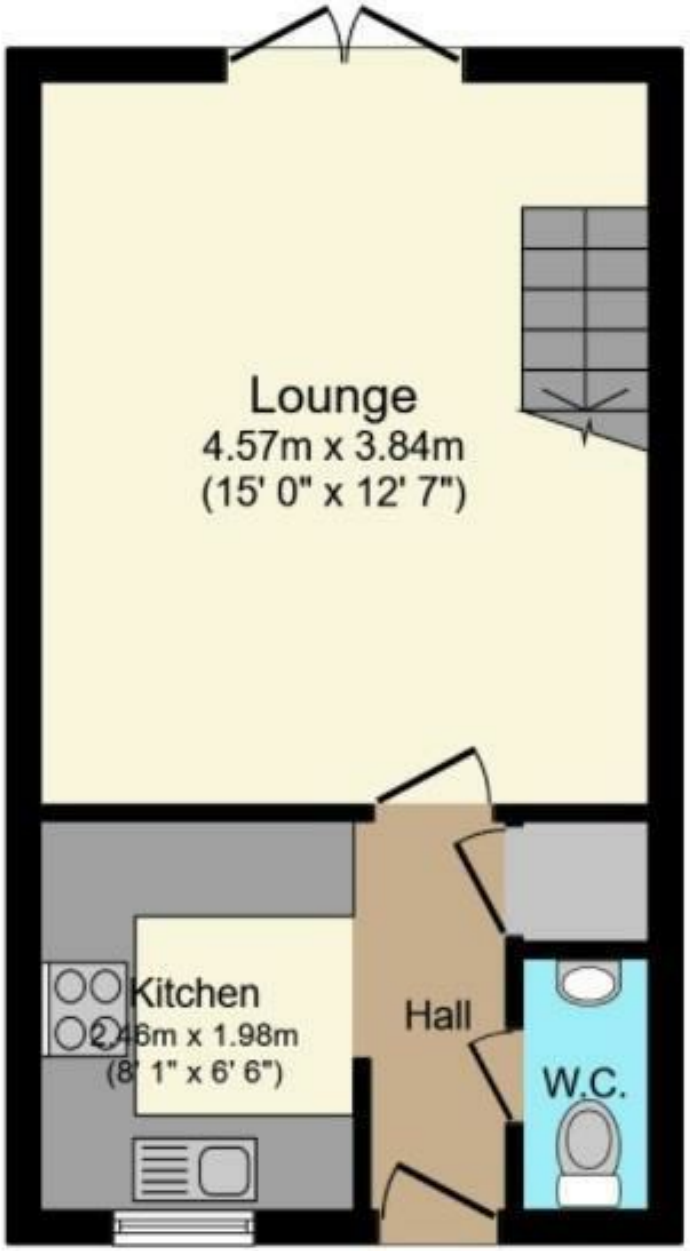
With central heating radiator and windows to front elevation.

BEDROOM TWO
8'1" x 12'7"

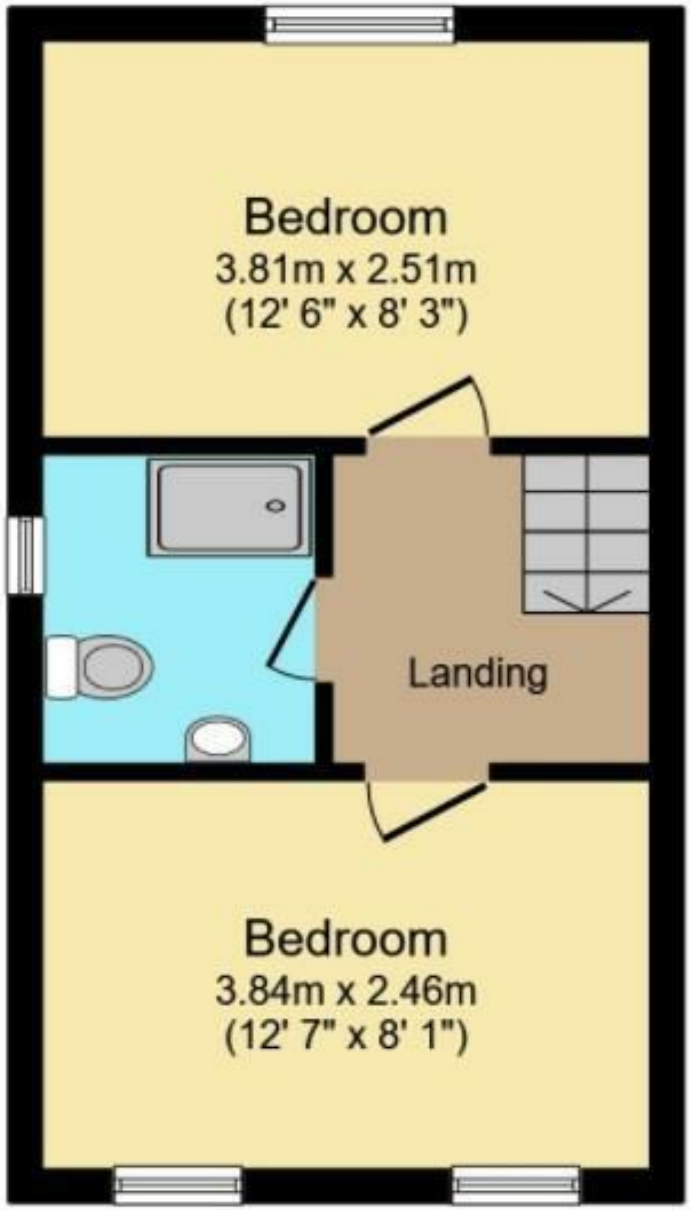
With central heating radiator, window to rear and fitted cupboard.

SHOWER ROOM
6'4" x 6'0"

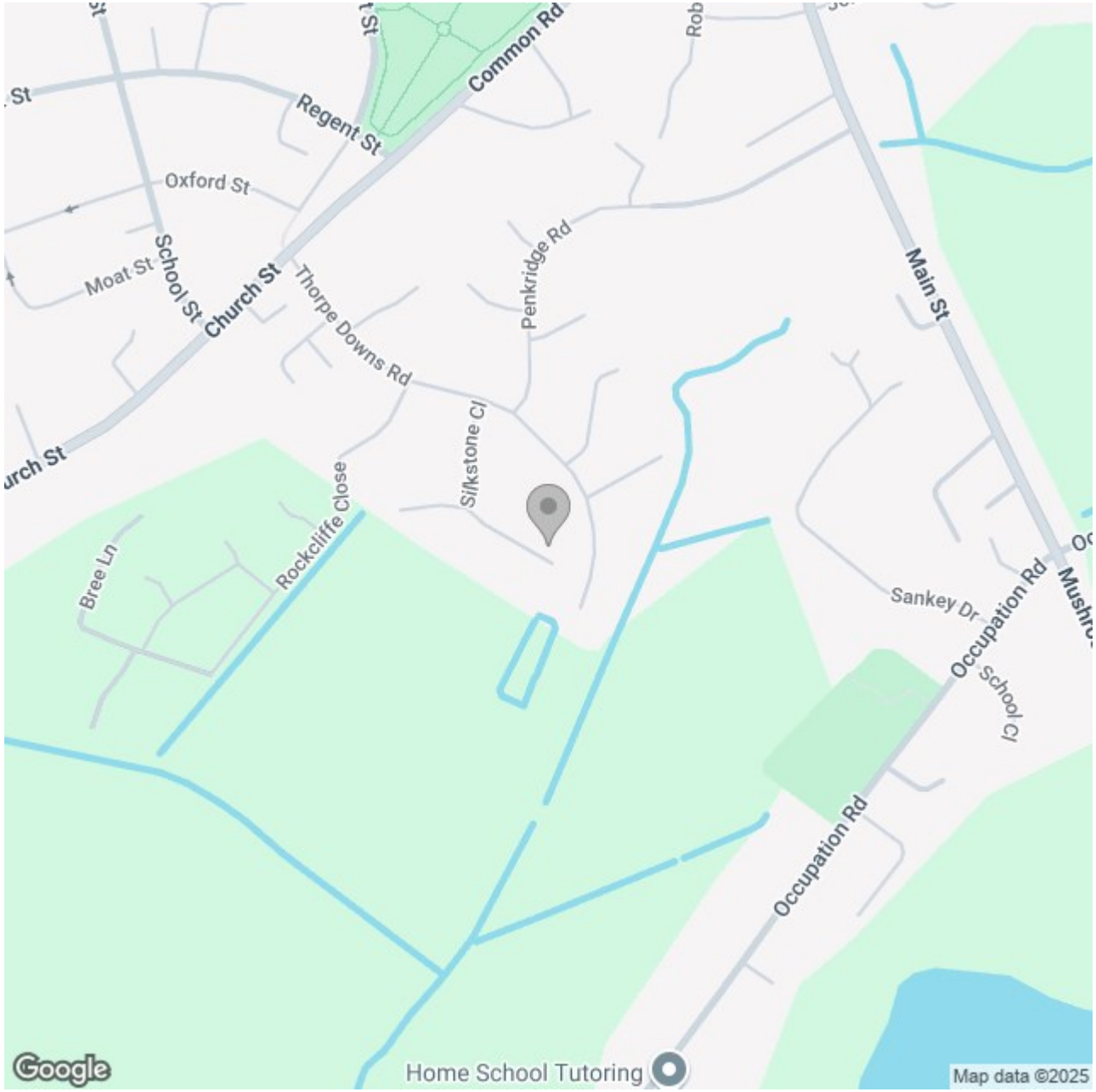
With a three piece suite comprising; wash hand basin with mixer tap and vanity unit, low level WC, double shower with glass sliding door and gravity shower over, tiled splash backs, heated ladder towel rail and a double glazed UPVC window to the side elevation.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC