





**** UPVC DOUBLE GLAZED
CONSERVATORY ****
SOUTHERLY FACING
GARDEN **** Well
presented home offering a
hall, lounge, fitted dining
kitchen with doors through
to the conservatory. Three
first floor bedrooms and a
shower room. Enclosed rear
garden, rear drive with
parking for 2 and a front
garden. A VIEWING
APPOINTMENT IS HIGHLY
RECOMMENDED.



HALL

Entrance door into the hall with stairs to the first floor, radiator and door to -

LOUNGE

Feature fireplace with living flame coal effect gas fire, upvc double glazed window to the front, radiator.

KITCHEN DINER

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and extractor, plumbing and space for a washing machine and dishwasher. Upvc double glazed window and door to the garden, under stairs storage cupboard, radiator and doors to -

CONSERVATORY

Upvc double glazed window and doors onto the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Fitted wardrobes and cupboards, upvc double glazed window to the front and radiator.

BEDROOM 2

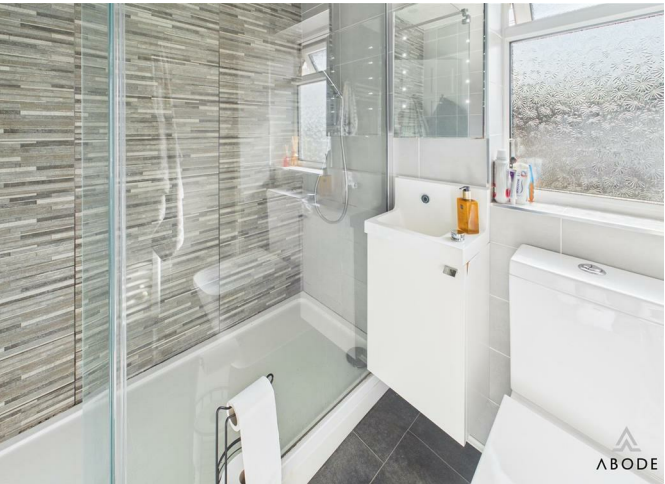
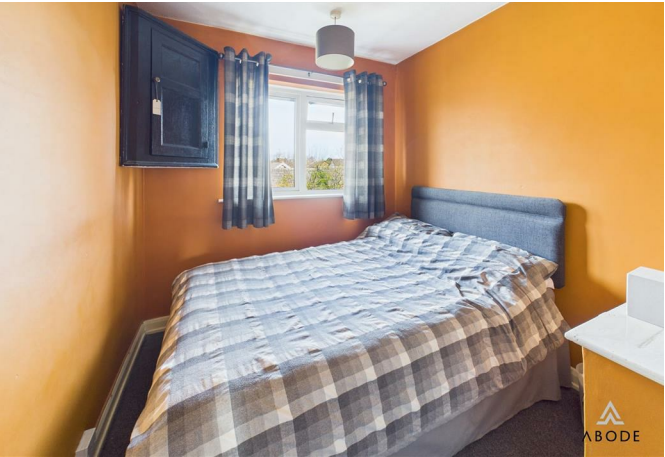
Wardrobes, upvc double glazed window to the front and radiator.



BEDROOM 3

Upvc double glazed window to the front and radiator.







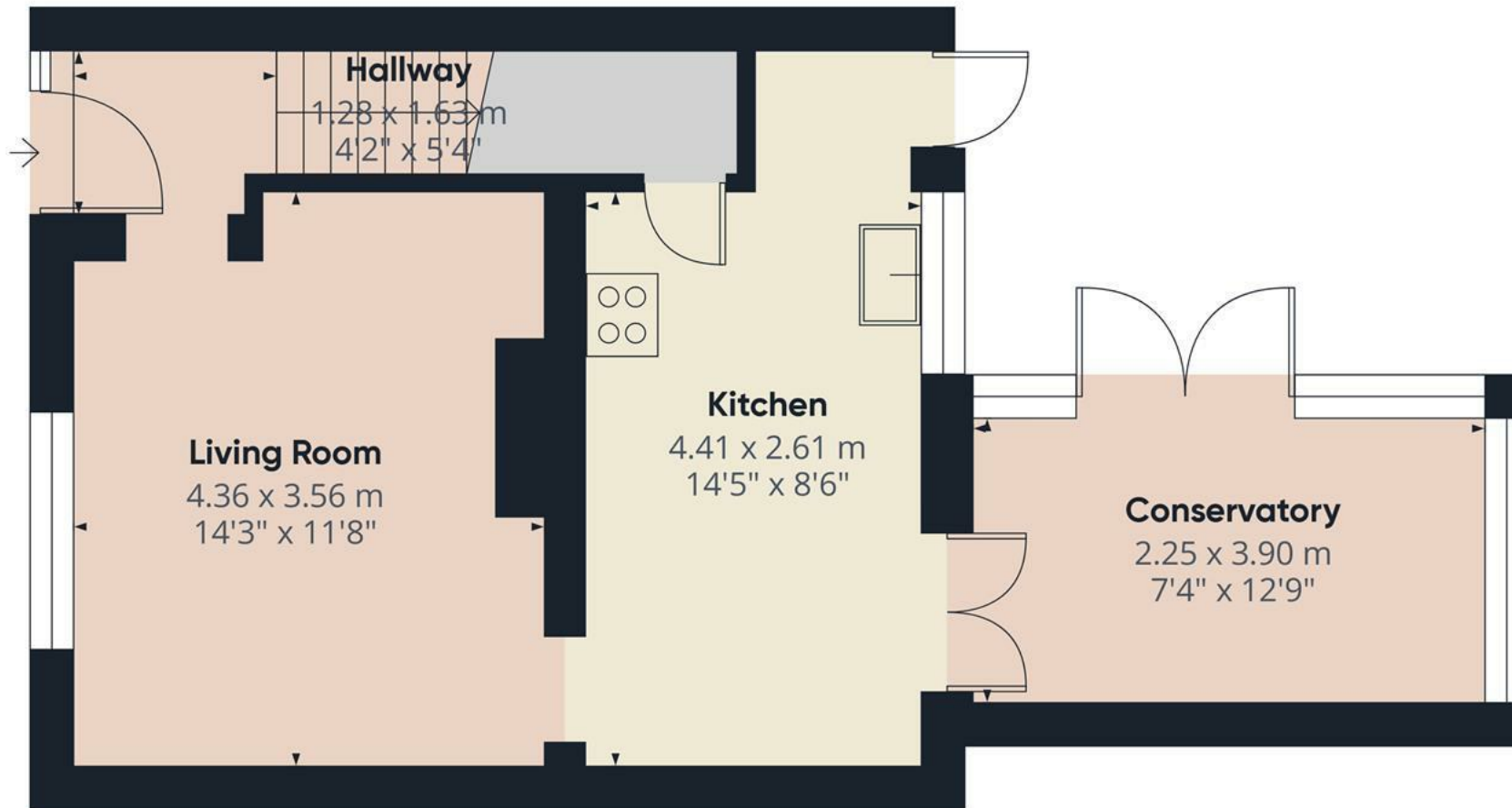
SHOWER ROOM

Walk in shower, low flush wc, vanity sink unit with wash hand basin and storage cupboard under, ladder style radiator and upvc double glazed window.

OUTSIDE

Front low maintaince garden. Enclosed rear garden with artificial lawn and seating areas, rear gate to the drive with parking for 2 cars.





Approximate total area⁽¹⁾
42.59 m²
458.43 ft²

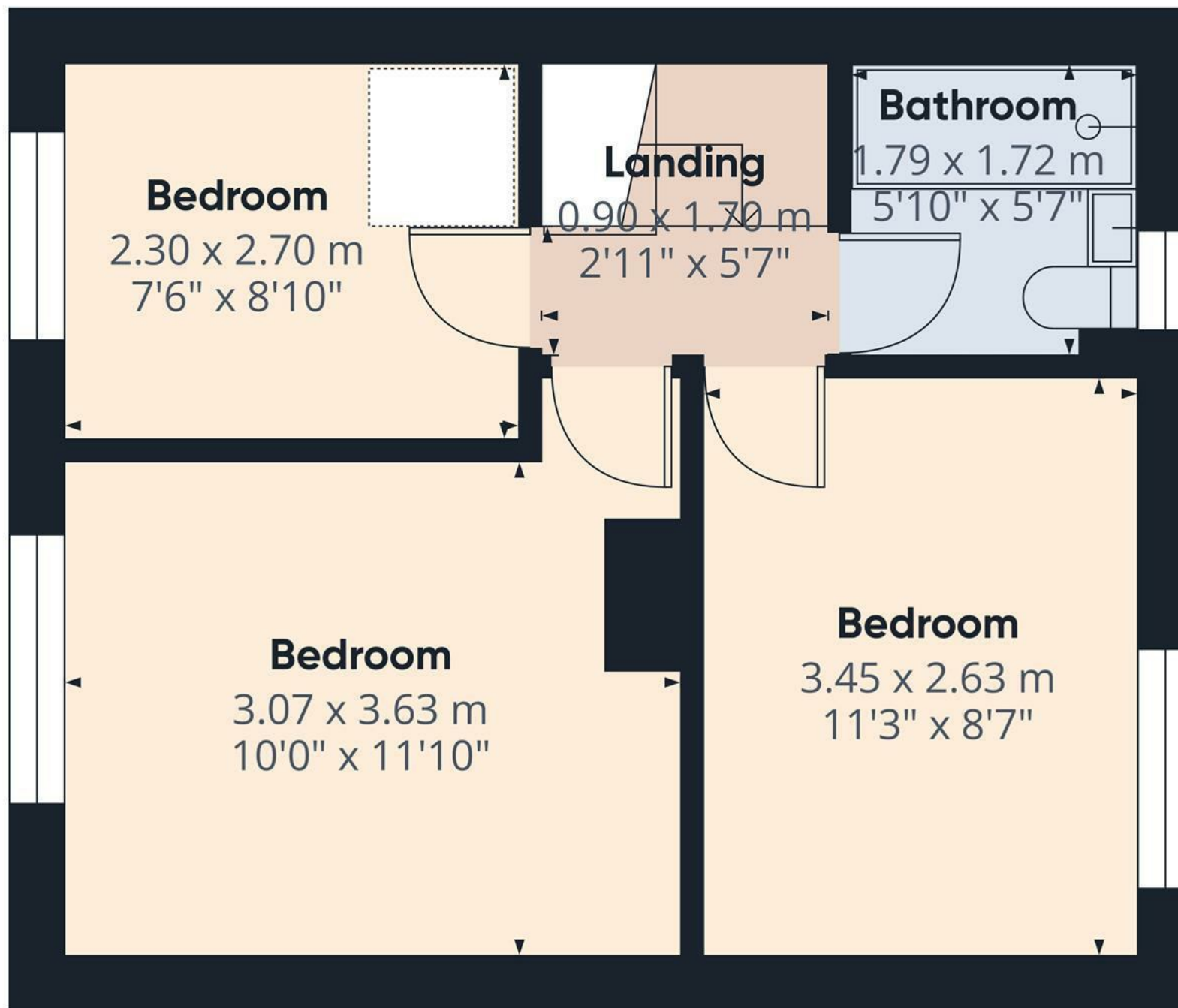
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

30.08 m²

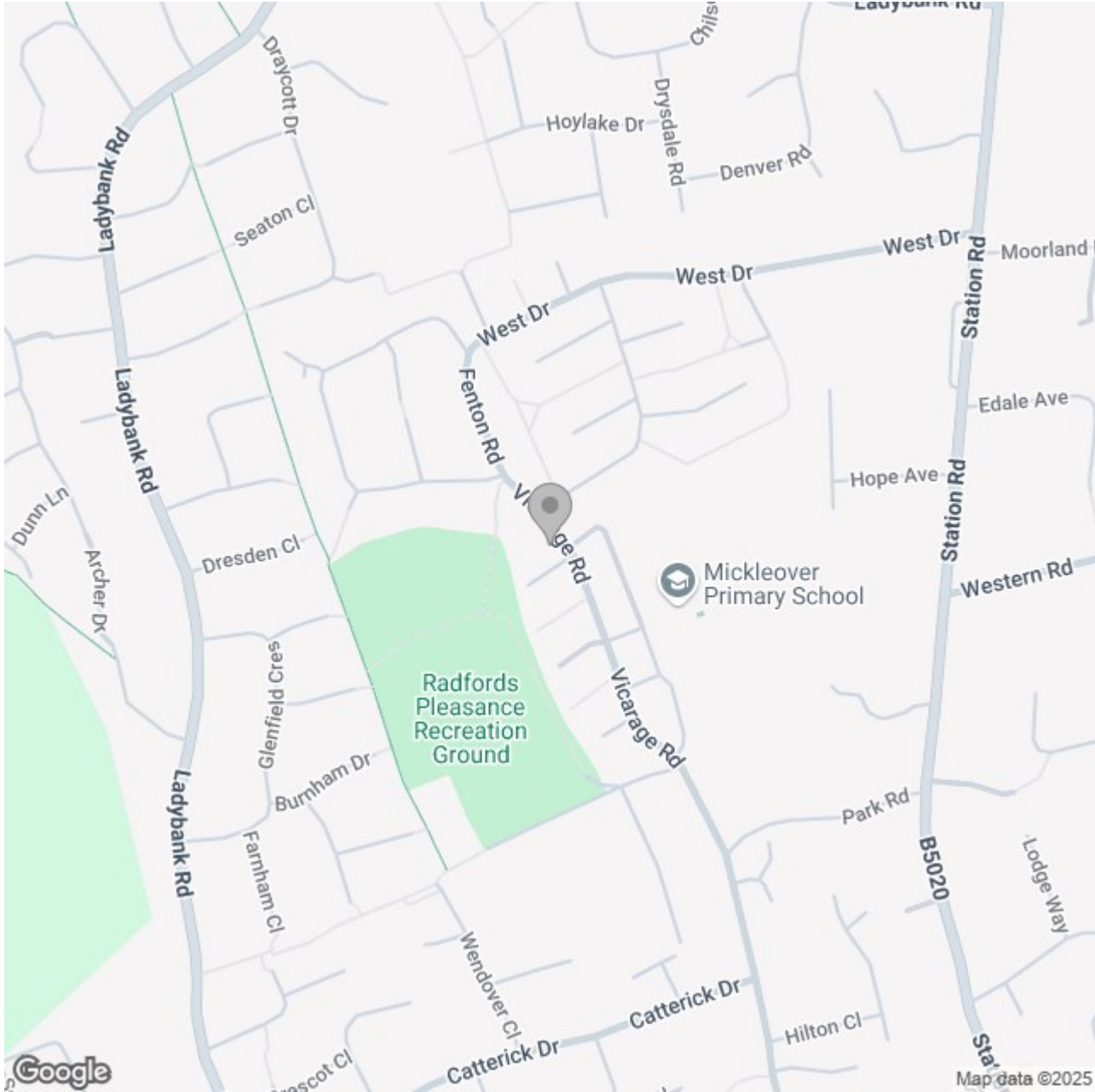
323.77 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(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