







\*\*\*\* PERFECT OPPORTUNITY FOR A FIRST TIME BUYER \*\*\*\* End terrace property offering a lounge diner, fitted kitchen, two bedrooms and a bathroom. Rear garden, INTERNAL VIEWING HIGHLY RECOMMENDED.





## LOUNGE DINER

Feature fireplace, wood effect floor, radiator, upvc double glazed windows to the front and rear, stairs to the first floor.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, space for a fridge freezer and plumbing for a washing machine. Upvc double glazed window and door to the garden.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window and radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

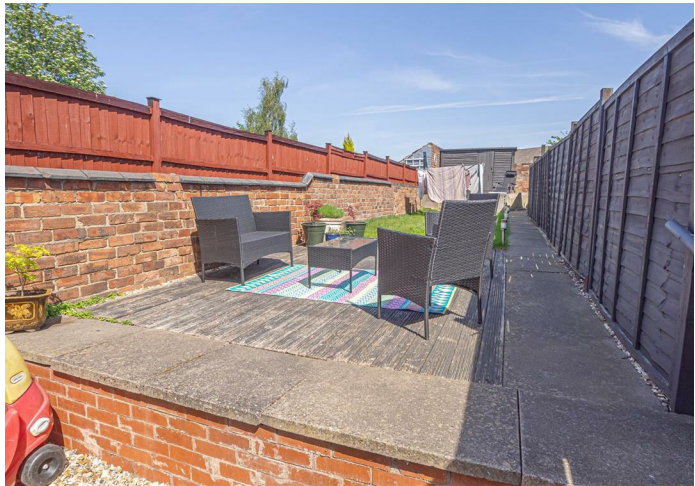
## BATHROOM

Panel enclosed bath with a shower, low flush wc, wash hand basin, radiator and upvc double glazed window to the side.

## OUTSIDE

Lawn with decked patio.









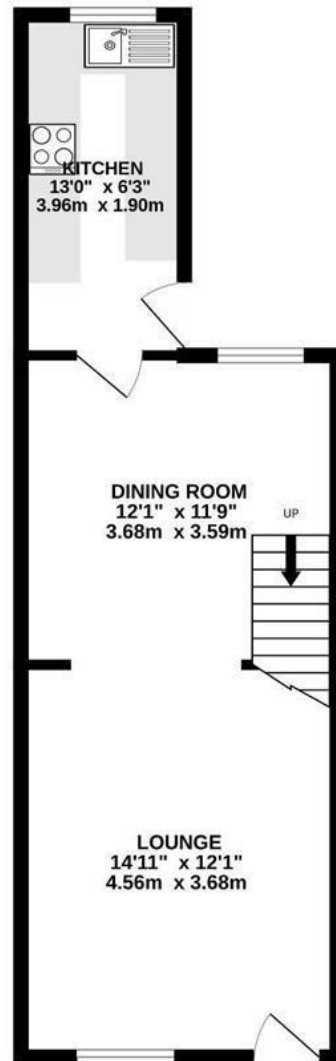




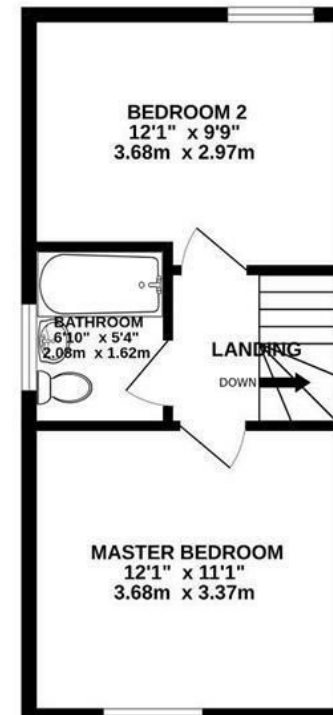




GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.

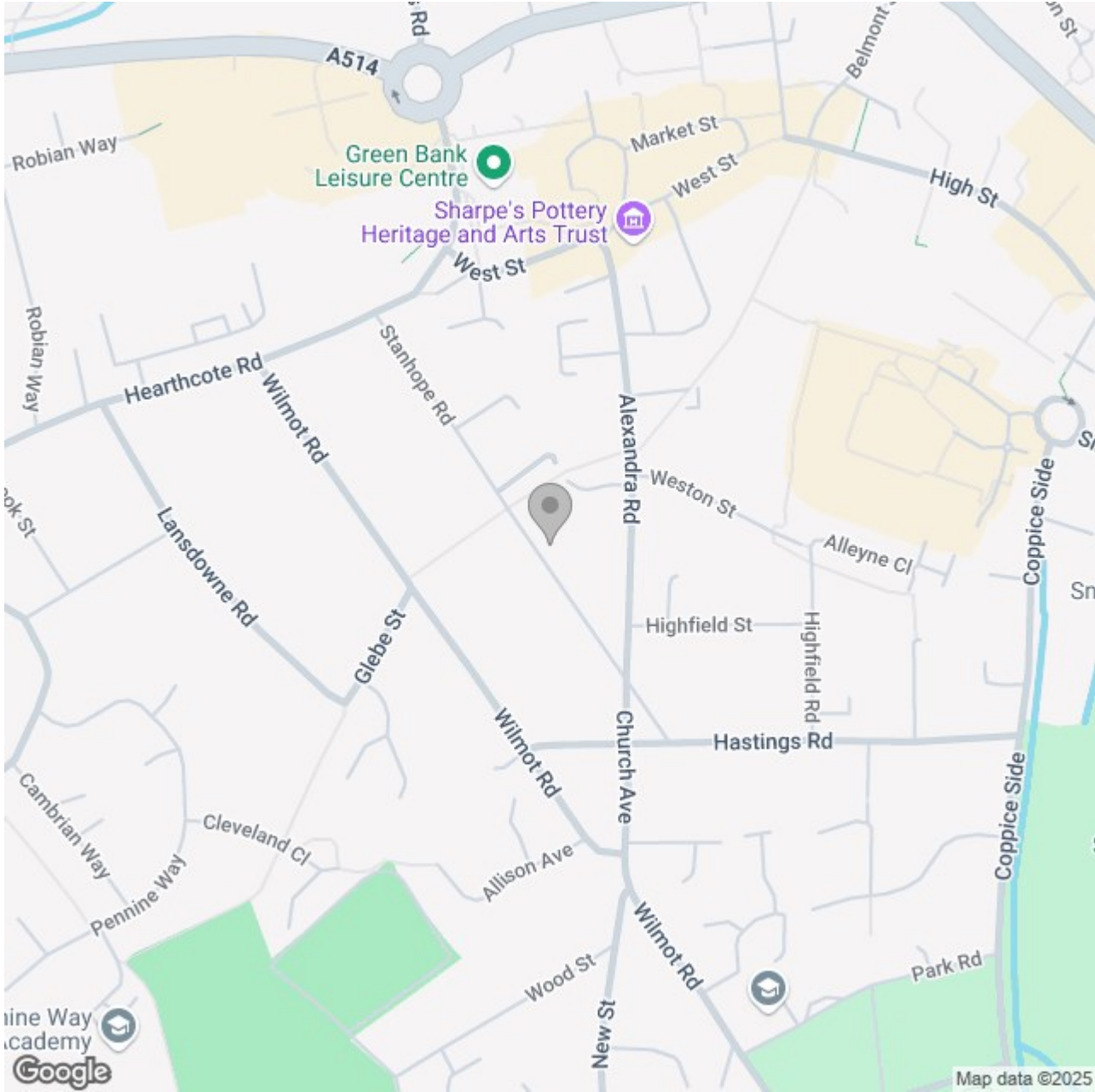


TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	