







\*\*\*\* MODERN THREE BEDROOM  
PROPERTY IN POPULAR LOCATION \*\*\*\*  
Entrance hall with guest cloakroom,  
breakfast kitchen and a lounge diner  
with doors into the garden. Three first  
floor bedrooms and a family bathroom.  
Two parking spaces to the front and an  
enclosed rear garden.





## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin, radiator.

## BREAKFAST KITCHEN

Fitted units with works surfaces and a sink and drainer unit. Fitted oven and hob with extractor, plumbing and space for a washing machine and further appliance spaces. Upvc double glazed window and a radiator.

## LOUNGE DINER

Upvc double glazed window and doors onto the garden, radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window and radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.

## BATHROOM

Panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc and radiator.

## OUTSIDE

Two parking spaces to the front and an enclosed rear garden offering artificial lawn, paved seating areas and an enclosed barked play area.











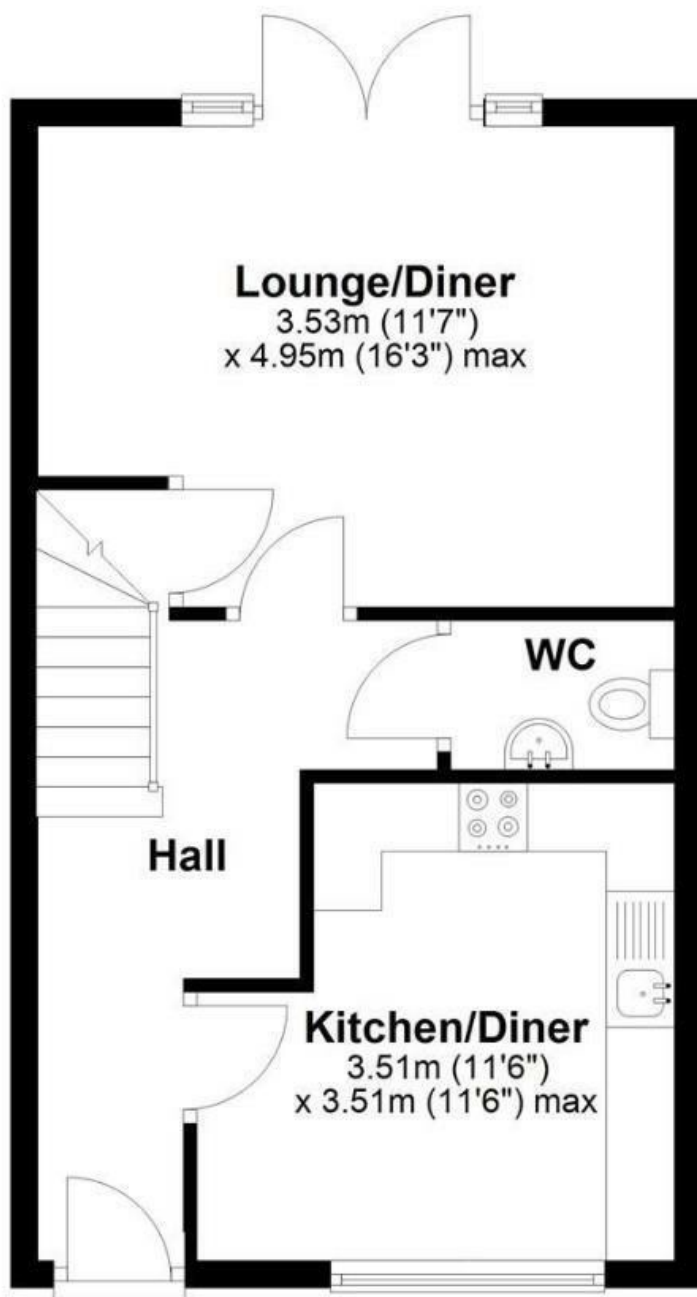




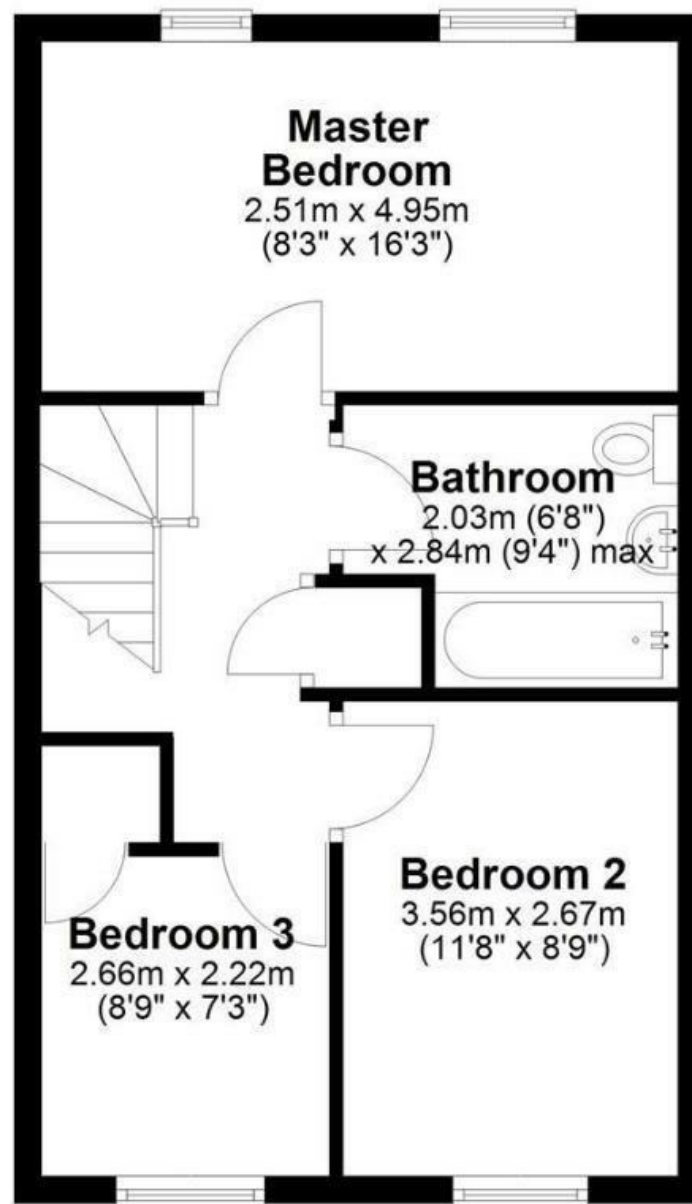




## Ground Floor

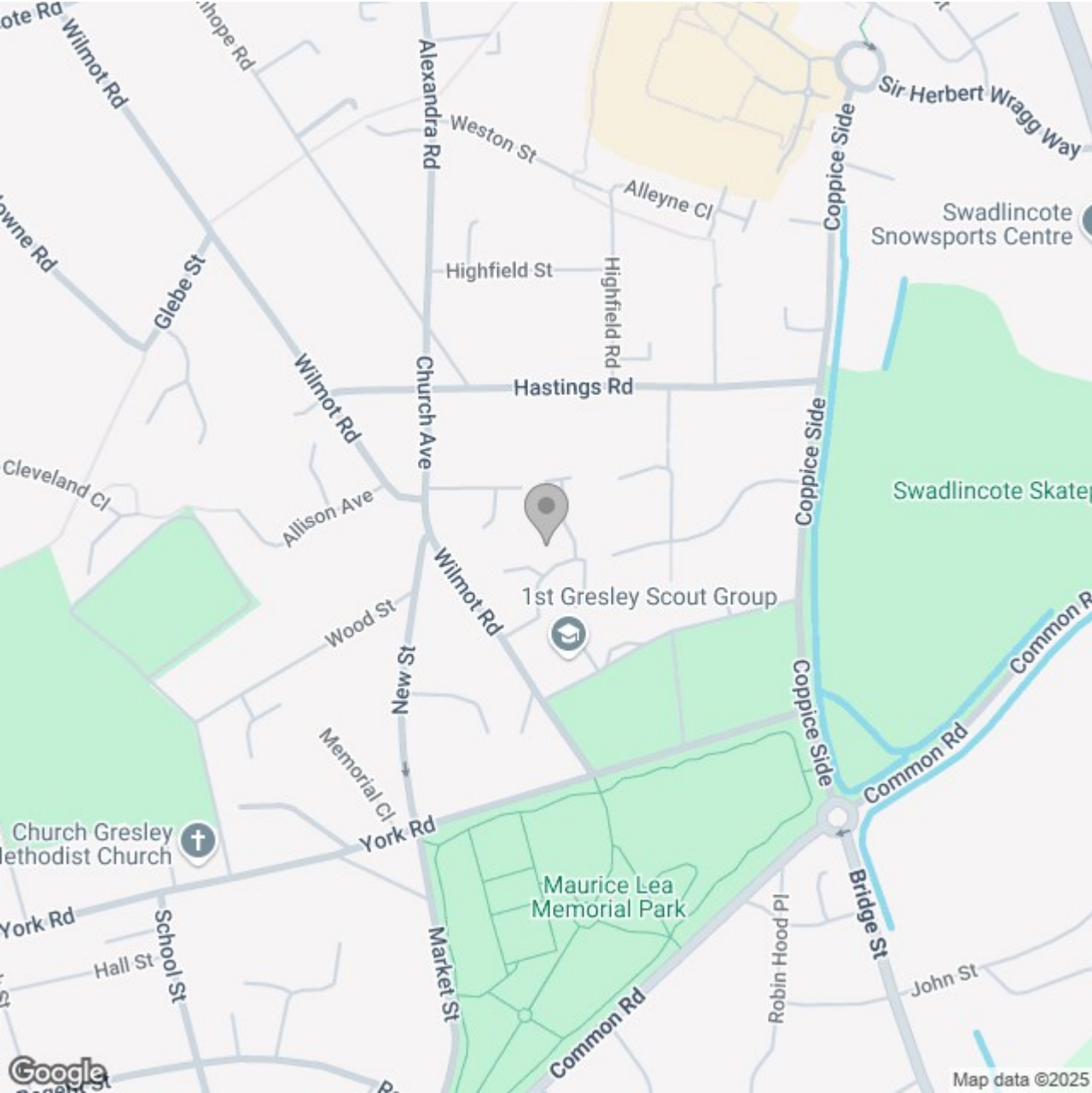


## First Floor









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</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		

England & Wales

EU Directive 2002/91/EC