







\*\*\*\*\* MASTER BEDROOM WITH  
EN SUITE \*\*\*\* BEAUTIFULLY  
PRESENTED \*\*\*\* DRIVE FOR  
TWO CARS \*\*\*\* Modern town  
house offering a hall with  
cloakroom and utility, open  
plan living with fitted kitchen,  
dining area and a lounge with  
double doors onto the garden.  
Two double bedrooms, en suite  
shower room and a bathroom.  
Enclosed rear garden and  
parking at the front for two  
cars. INTERNAL VIEWING  
HIGHLY RECOMMENDED.





## HALL

Entrance door into the hall with doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## UTILITY

Plumbing and space for a washing machine and central heating boiler.

## OPEN PLAN LIVING

### KITCHEN

13'6 x 9'1

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven and a hob with extractor and space for a fridge freezer. Stairs to the first floor and open through to the diner and lounge.

### LOUNGE DINER

12'5 x 12'9

Radiator and upvc double glazed double doors to the garden.

## FIRST FLOOR LANDING

Doors to -

### BEDROOM 1

10'3 x 9'7

Upvc double glazed window to the rear, double wardrobe and a radiator.

### BEDROOM 2

13'6 x 8'1

Storage cupboard, two upvc double glazed windows to the front and a radiator.



## BATHROOM

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

## OUTSIDE

Two car parking to the front of the property. Enclosed rear garden with a paved patio and path to a rear gate and artificial lawn.



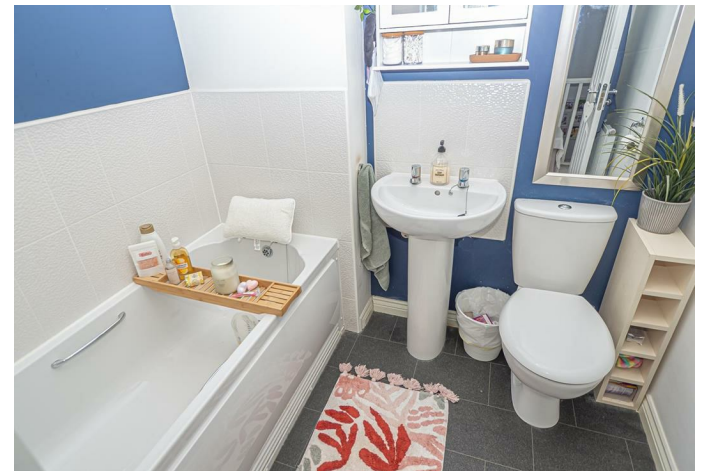








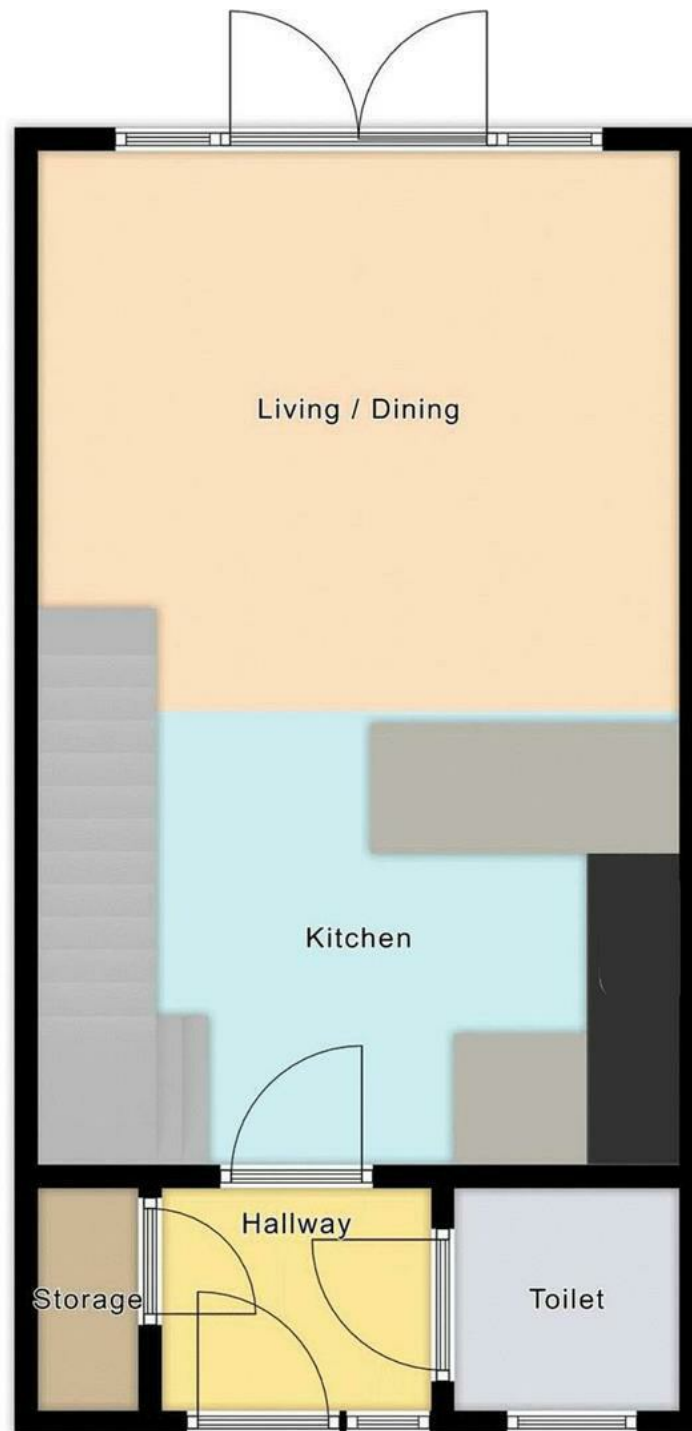




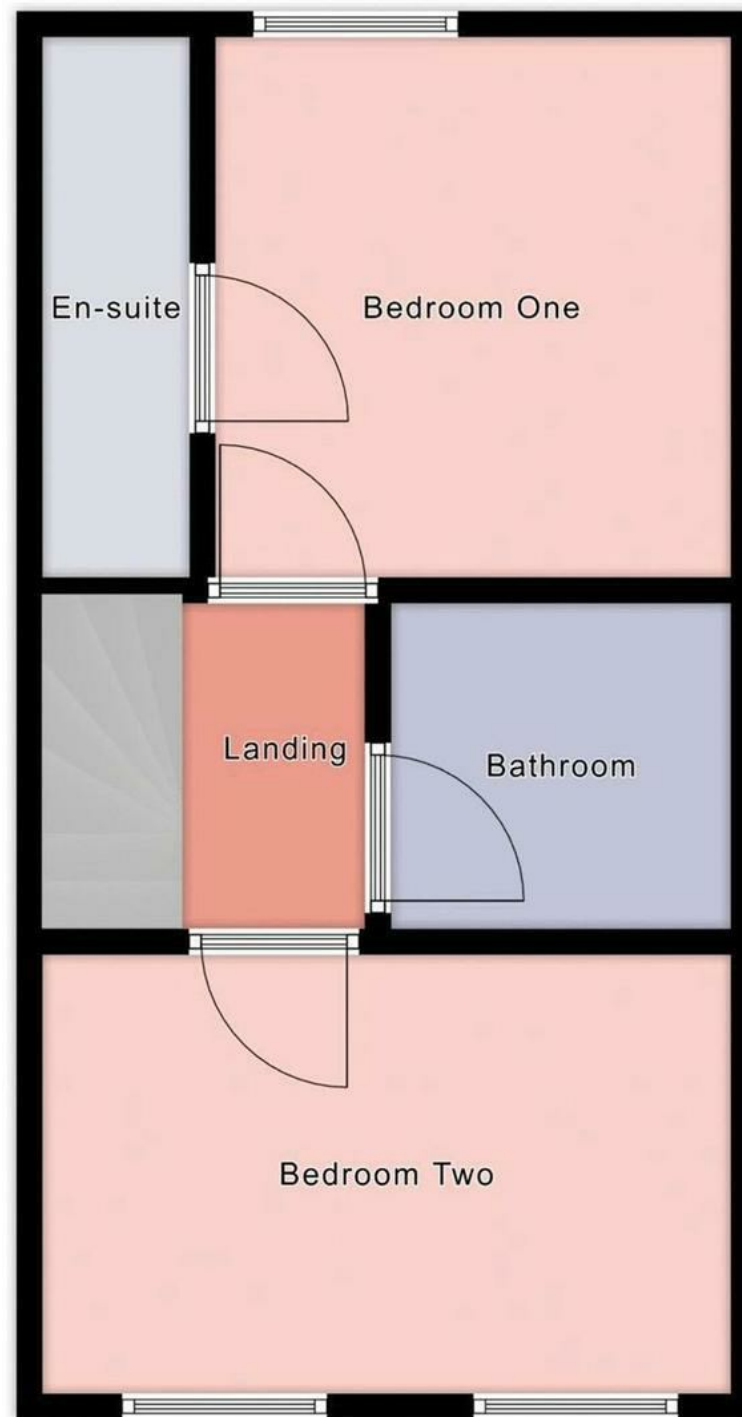




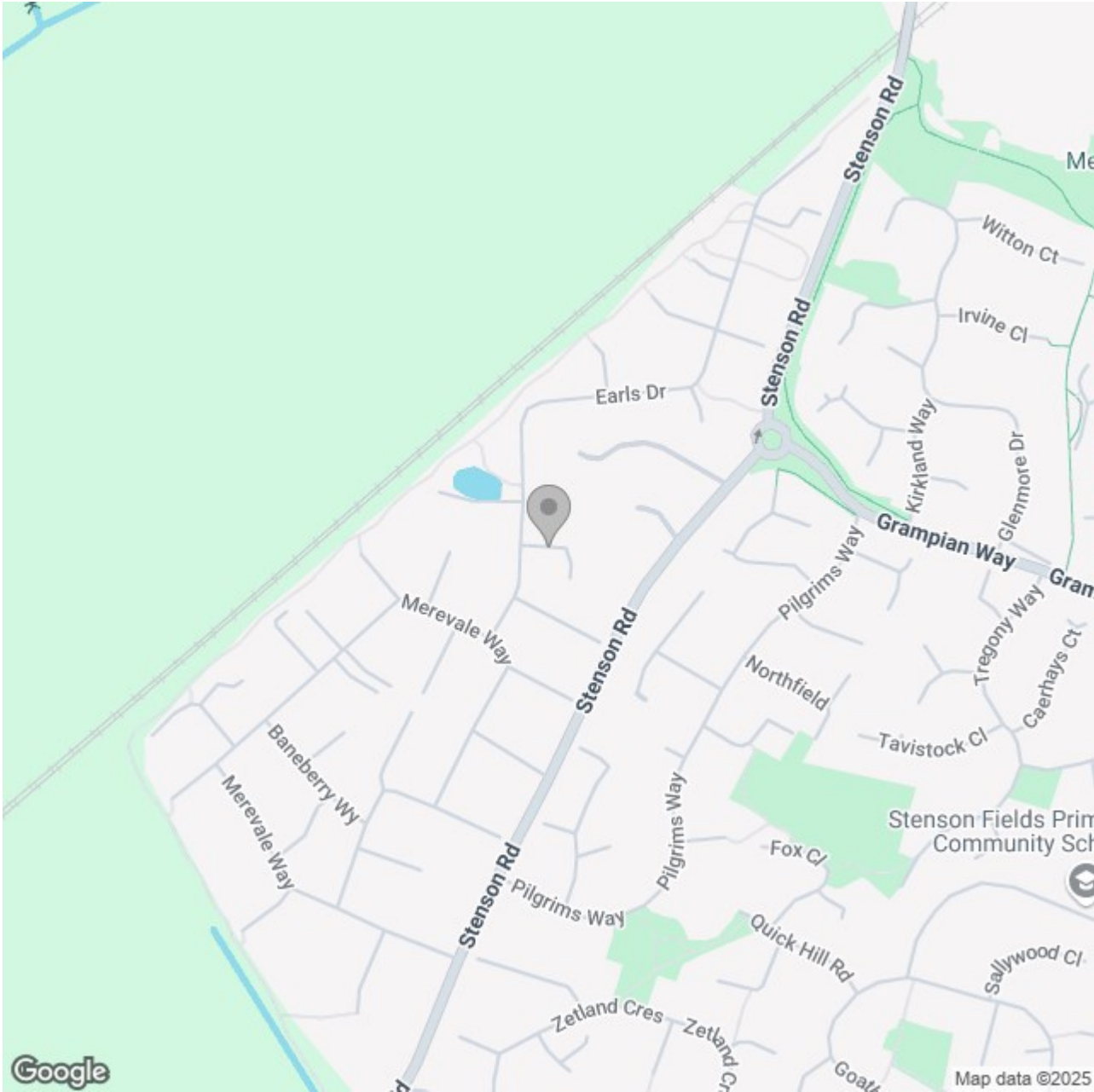












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>80</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 