







\*\*\*\* OPEN VIEWS TO THE REAR \*\*\*\*  
 KITCHEN DINER WITH DOOR ONTO THE  
 GARDEN \*\*\*\* This is a perfect two  
 bedroom modern property in an idyllic  
 position. The property benefits from a  
 gas central heating system and upvc  
 double glazing. In brief the property  
 offers a hall, lounge with dining area  
 and a fitted breakfast kitchen. Two  
 double bedrooms and a modern shower  
 room. Long drive, front and rear  
 gardens with a lovely view and good  
 size workshop/shed. Within the last 2  
 years the owners have installed new  
 windows and doors and a new shower  
 room. PERFECT FIRST TIME BUYER  
 HOME.





## HALL

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

## LOUNGE DINER

Upvc double glazed windows to the front and side, radiator and door to -

## BREAKFAST KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Upvc double glazed window and door to the garden, radiator, plumbing and space for a washing machine, electric cooker included in the sale.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM 1

Storage cupboard, upvc double glazed window and radiator.

## BEDROOM 2

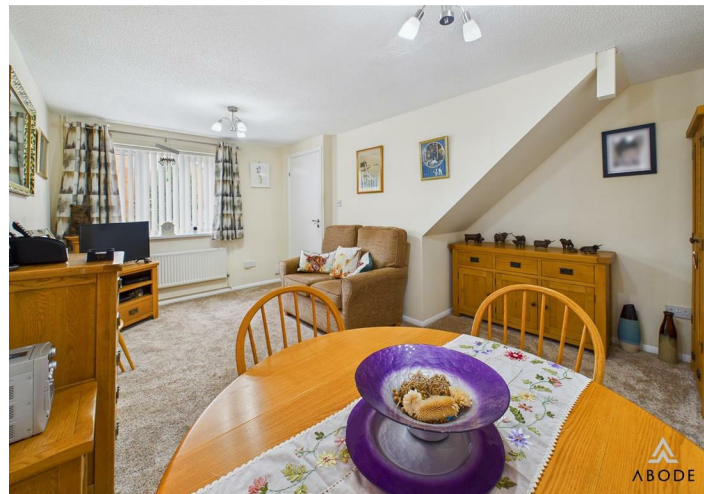
Upvc double glazed window and radiator.

## SHOWER ROOM

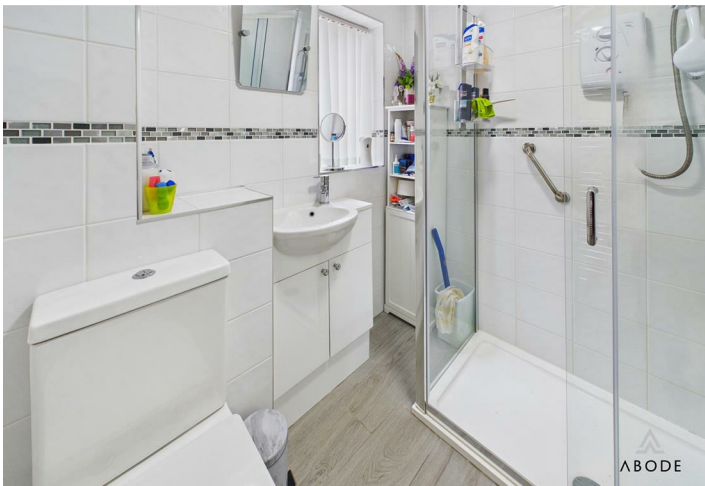
Walk-in shower, low flush wc, wash hand basin, upvc double glazed window and ladder style radiator.

## OUTSIDE

Front lawn and long side drive. Gated access to an enclosed rear garden offering a lawn seating areas and a good size shed/workshop.













### Energy Efficiency Rating

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