





**** FIRST TIME BUYERS ONLY (section 106) **** This is a great opportunity for a first time buyer to get on the property ladder in a highly regarded location. In brief the property offers a hall, lounge inner hall with guest cloakroom and a fitted dining kitchen with doors onto the garden. Three first floor bedrooms and a bathroom. Two parking spaces and a rear garden.



HALL

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

LOUNGE

upvc double glazed window to the front, under stairs storage cupboard and a radiator.

INNER HALL

Door to cloakroom and kitchen.

CLAOKROOM

Low flush wc, wash hand basin and radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, upvc double glazed window and doors onto the garden, radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Fitted wardrobes, upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

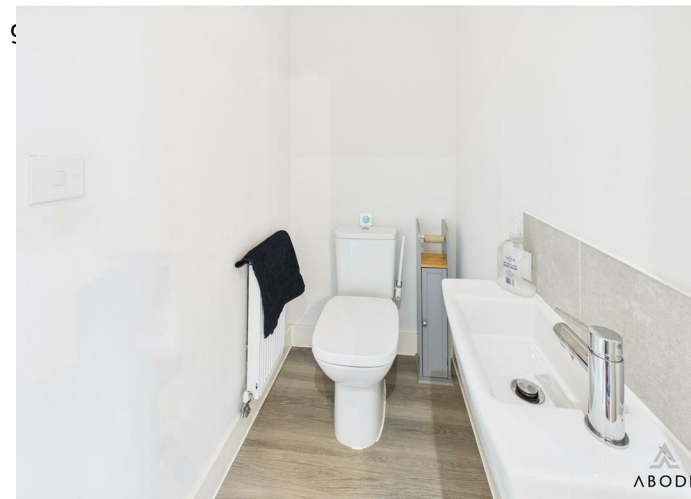
Upvc double glazed window and radiator.

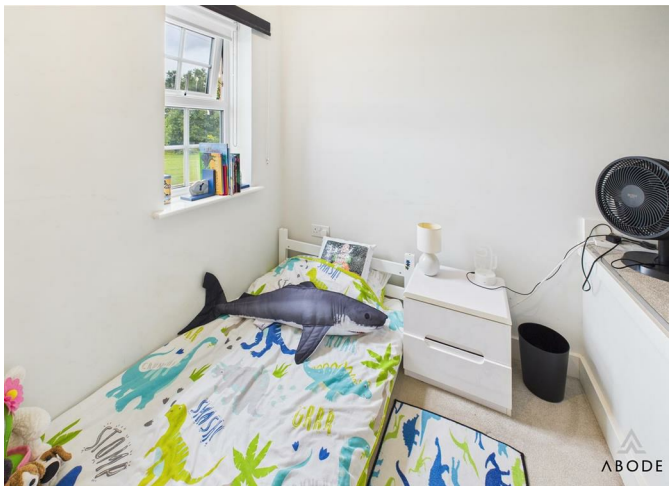
BATHROOM

Bath and separate shower, low flush wc, wash hand basin and radiator.

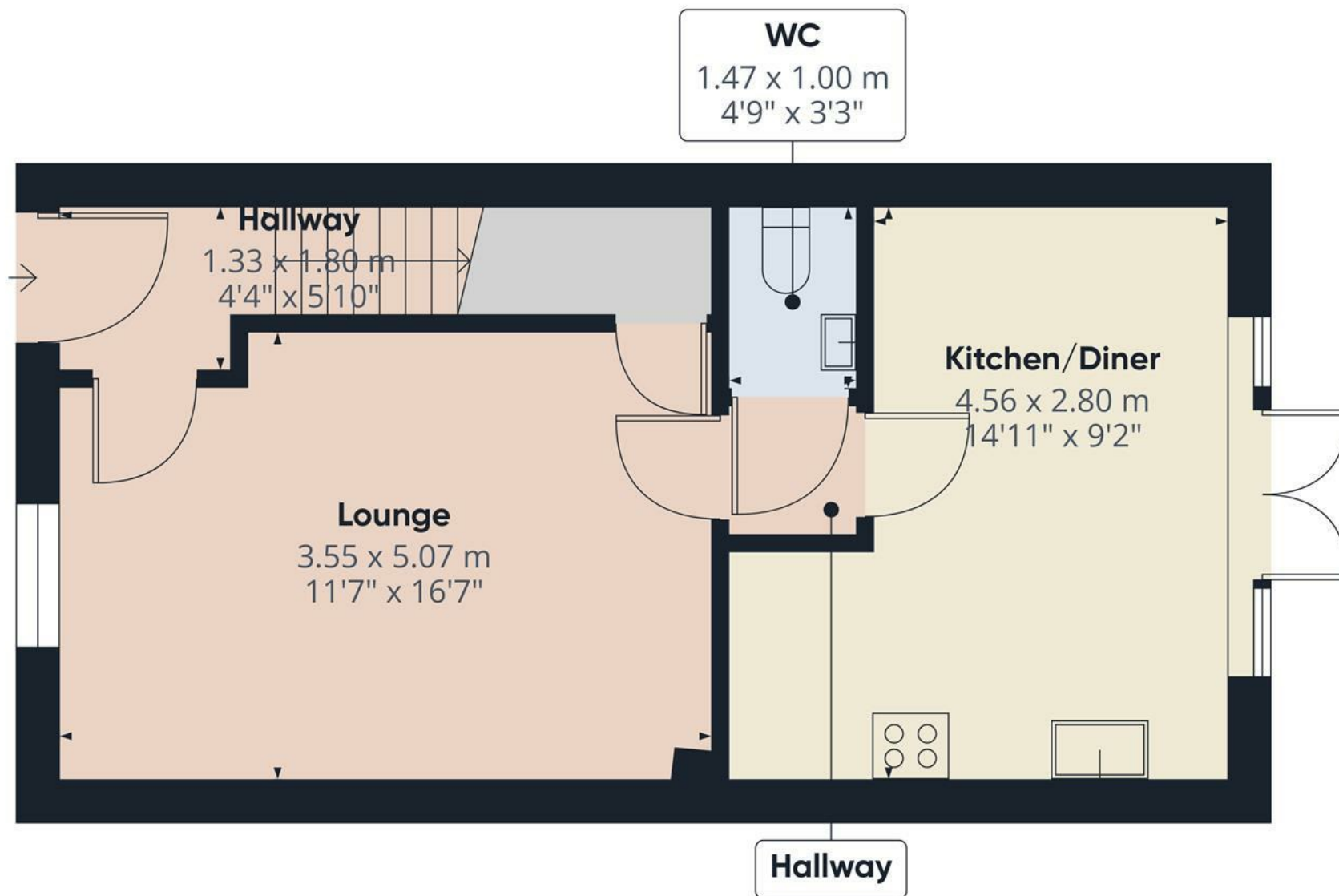
OUTSIDE

Two parking spaces to the front. Enclosed rear









Approximate total area⁽¹⁾

40.9 m²

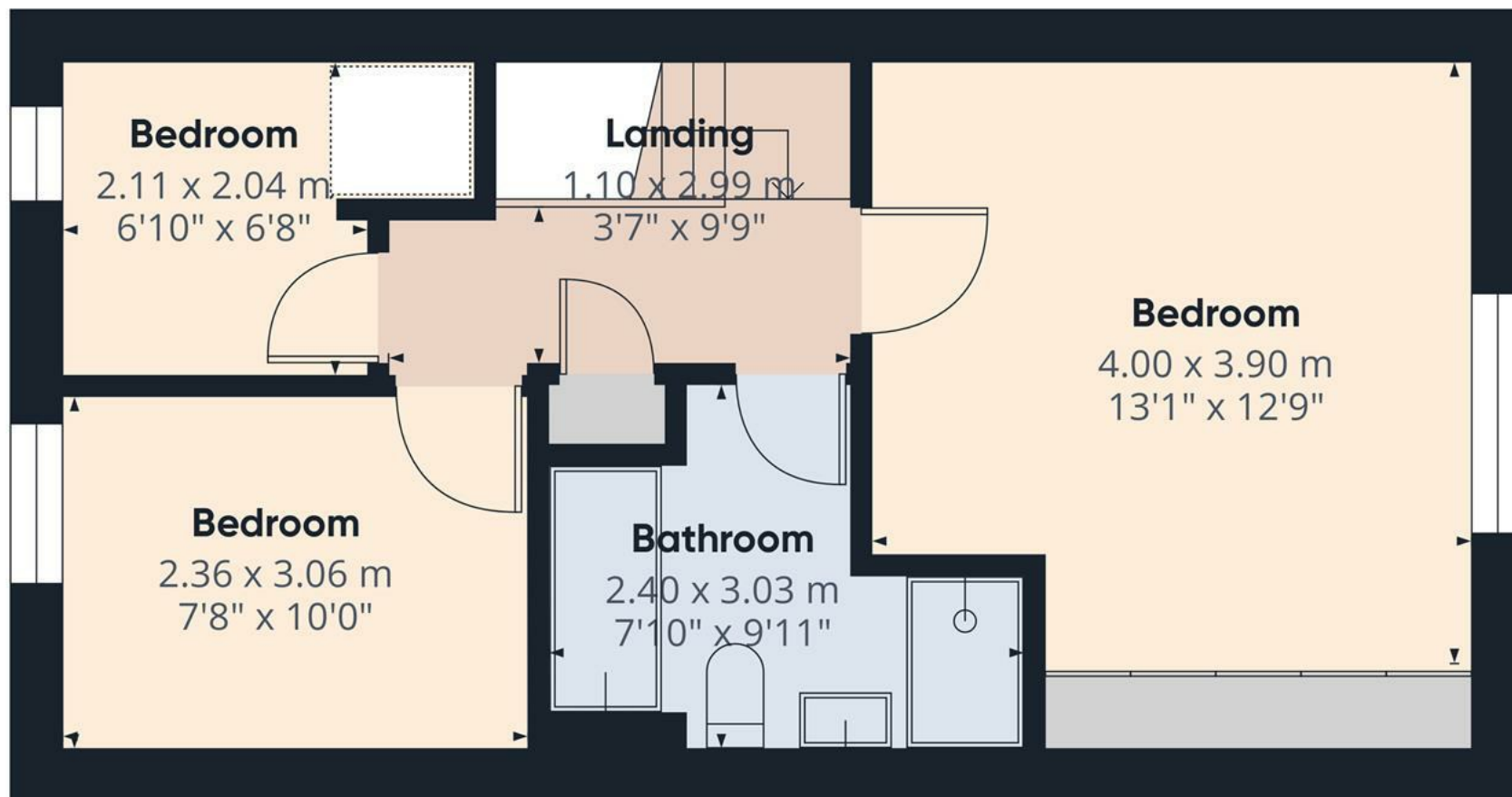
440 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



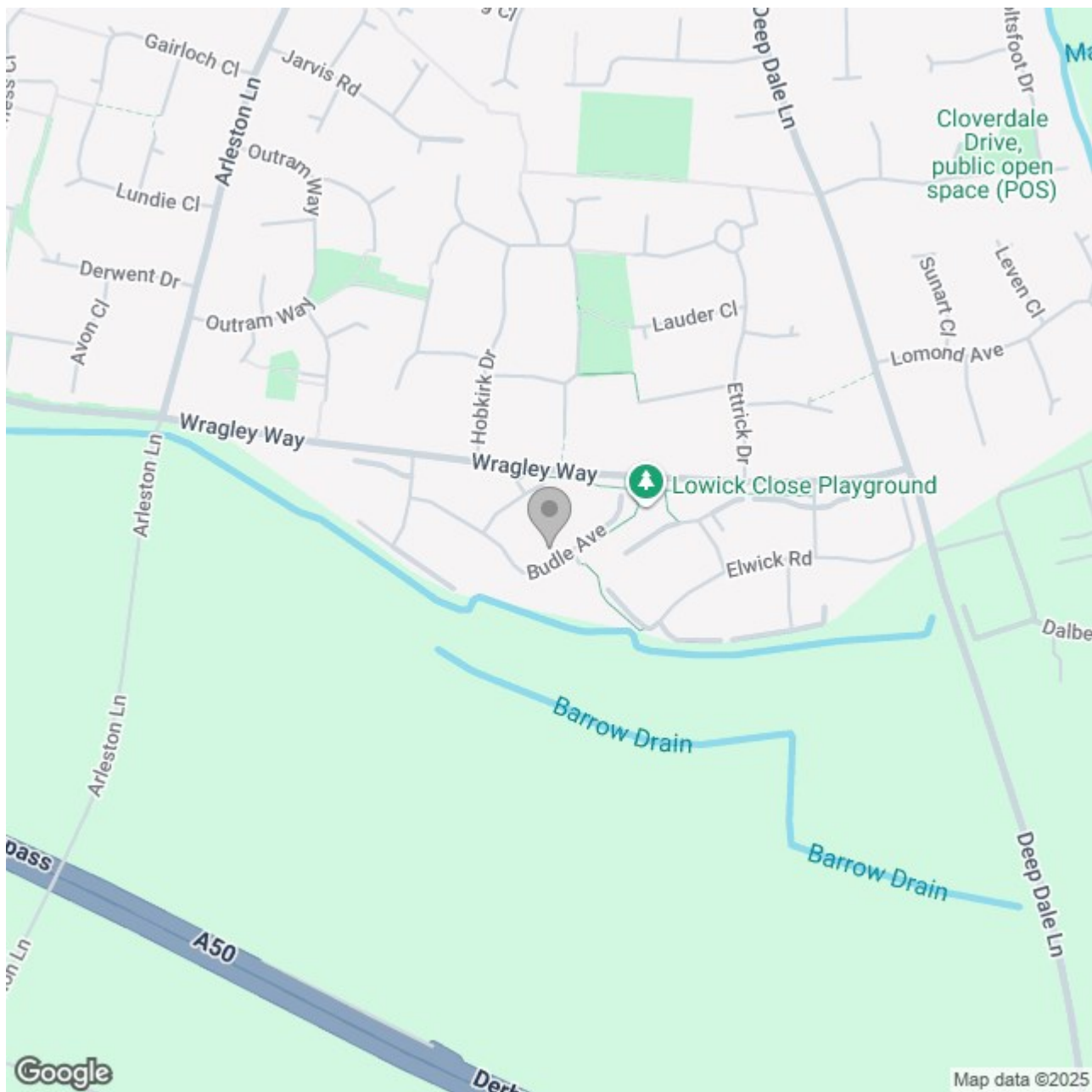
Approximate total area⁽¹⁾
37.3 m²
402 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	86	
(69-80) C		
(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