





\*\*\*\* MODERNISED SEMI  
DETACHED PROPERTY \*\*\*\*  
RE-WIRED AND NEW GAS  
HEATING SYSTEM \*\*\*\*

Beautifully presented  
offering a hall with cloaks  
cupboard, lounge, fitted  
dining kitchen with door  
onto the garden. Two  
bedrooms, converted from 3  
and a family bathroom. Rear  
garden, parking and a  
garage/workshop.



## HALL

Entrance door into the hall with double storage cupboard and a door to the lounge.

## LOUNGE

Stairs to the first floor, radiator and upvc double glazed window.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted NEF induction hob & oven and extractor, integrated AEG dishwasher and washing machine, space fridge freezer. Upvc double glazed windows and door onto the garden and a radiator.

## FIRST FLOOR LANDING

Upvc double glazed window to the side, loft access and doors to -

## BEDROOM 1

Formerly 2 bedrooms with 2 upvc double glazed windows, radiator, storage cupboard and built in wardrobes.

## BEDROOM 2

Upvc double glazed window and a radiator.

## BATHROOM

Panel enclosed bath with shower and shower screen , low flush wc, wash hand basin, radiator and upvc double glazed window.

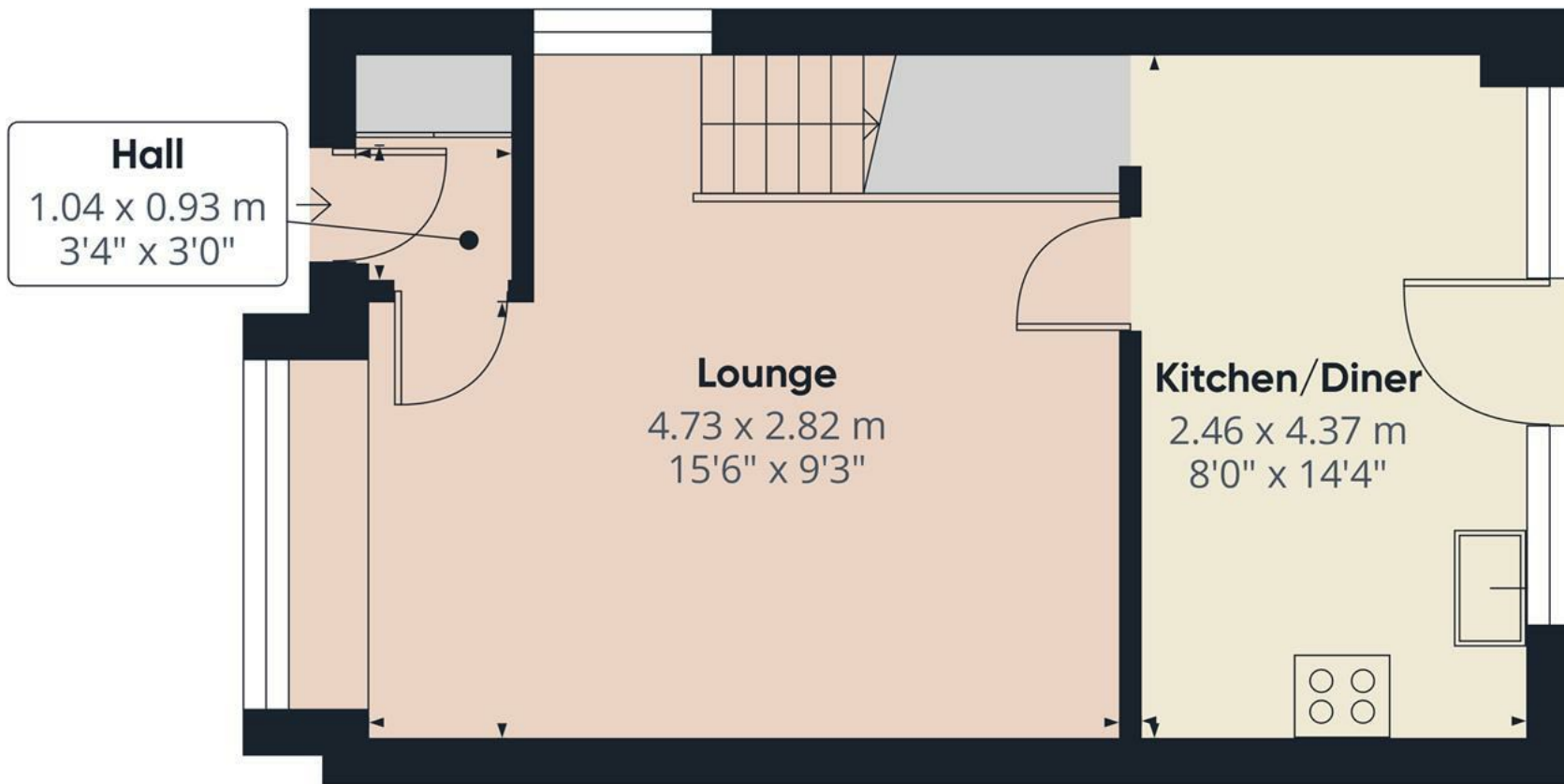
## OUTSIDE

From of road parking with gates down with the garage, the garage door has been replaced with a window and door. The rear garden offers a paved seating areas, lawn and a garden shed.









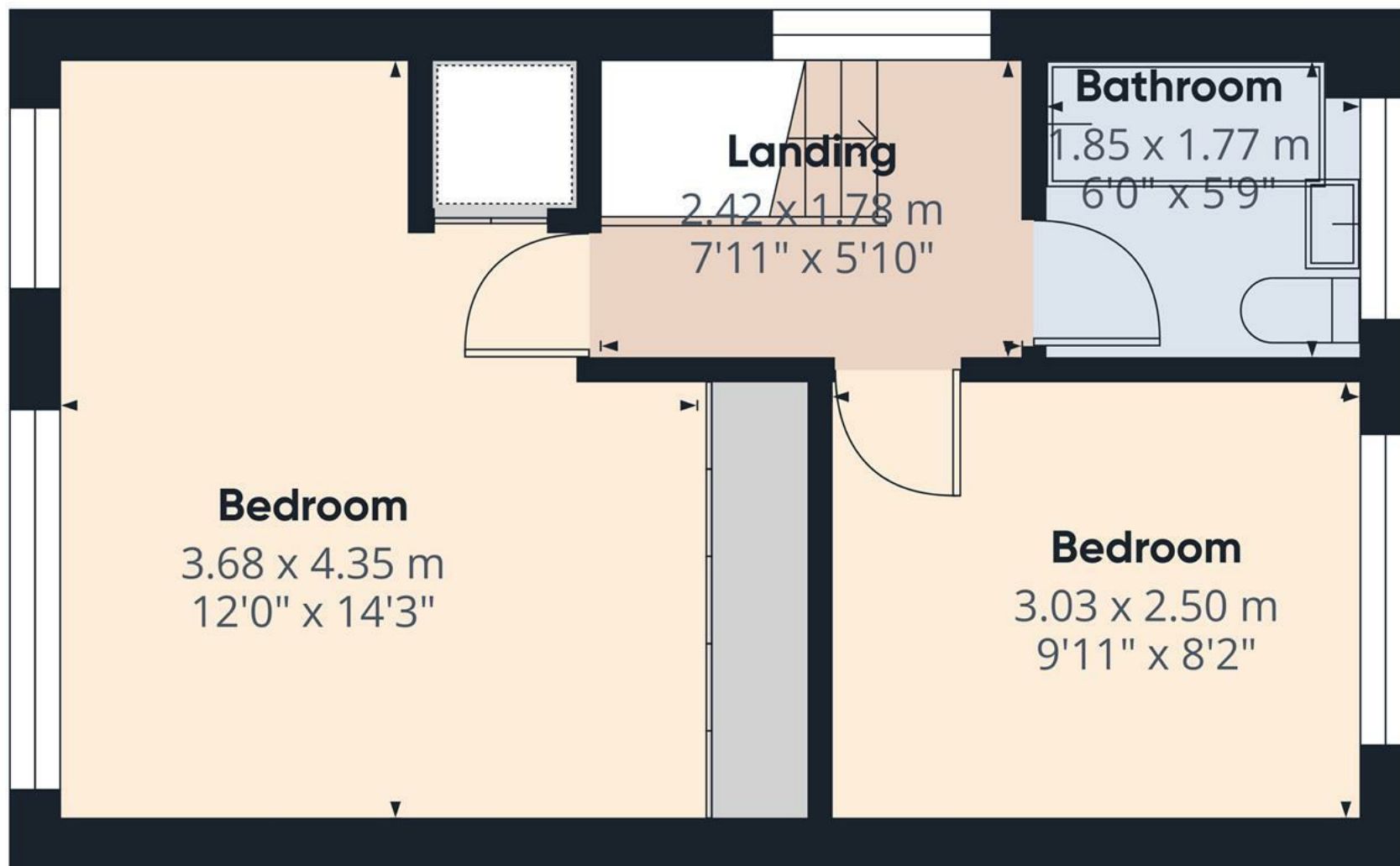
Approximate total area<sup>(1)</sup>  
32.4 m<sup>2</sup>  
348 ft<sup>2</sup>

(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



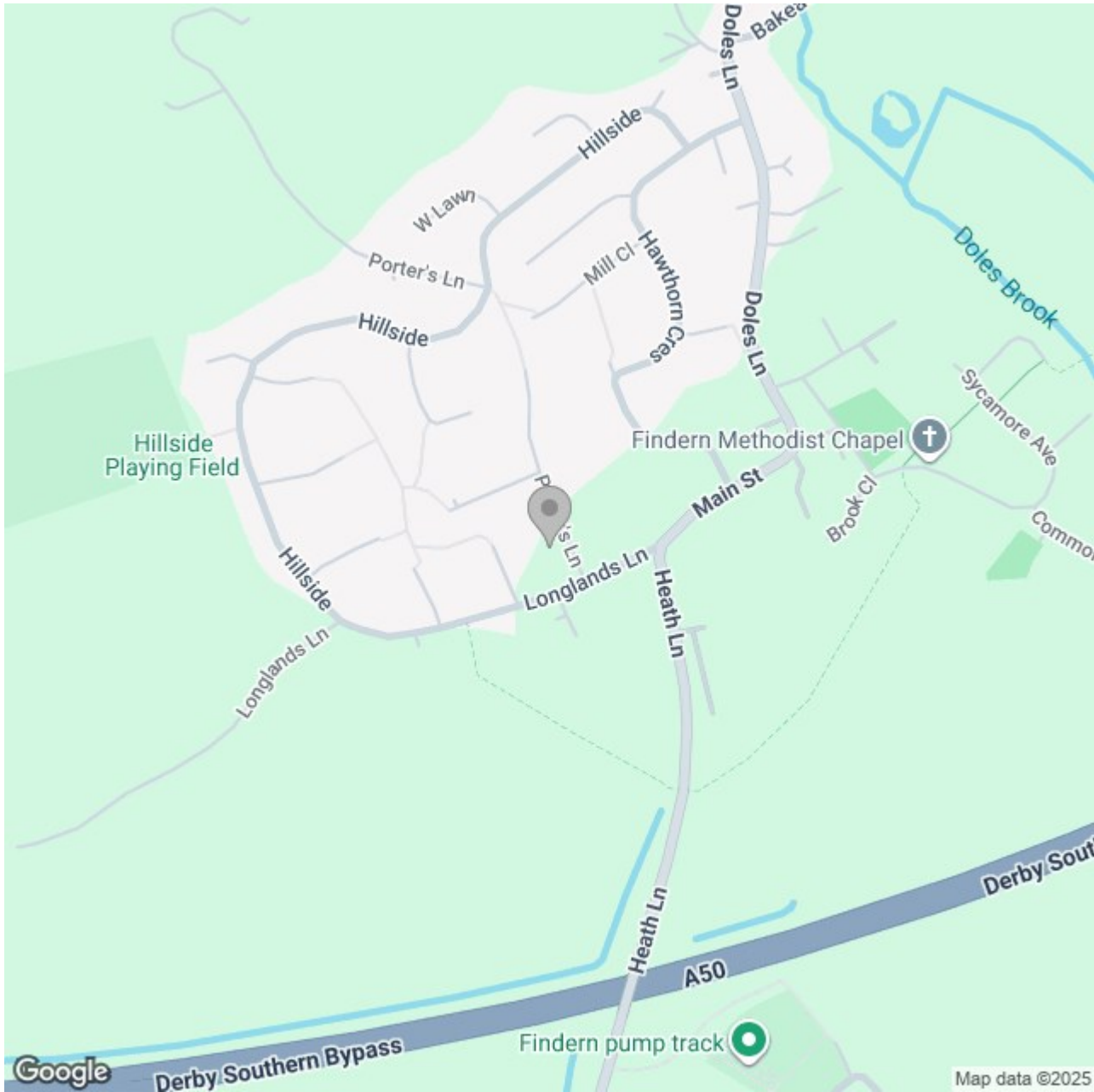
Approximate total area<sup>(1)</sup>  
29.4 m<sup>2</sup>  
316 ft<sup>2</sup>

(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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>87</b> |
| (69-80) <b>C</b>                            | <b>72</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