





**** CLOSE TO THE TOWN
AND BACKS ONTO THE
SCHOOL PLAYING FIELDS
**** Terraced property
offered for sale with no
upward chain. In brief the
property offers a hall,
lounge, dining kitchen, two
bedroom and a bathroom.
Good size rear garden.



HALL

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

LOUNGE

Feature fireplace with living flame coal effect gas fire, radiator and upvc double glazed window.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted double oven and a hob, plumbing and space for a washing machine, further appliance spaces, quarry tiled floor, radiator, under stairs storage cupboard. Upvc double glazed window and door to the garden.

FIRST FLOOR LANDING

Loft access and doors -

BEDROOM 1

Storage cupboard, radiator and upvc double glazed window.

BEDROOM 2

Radiator and upvc double glazed window.

BATHROOM

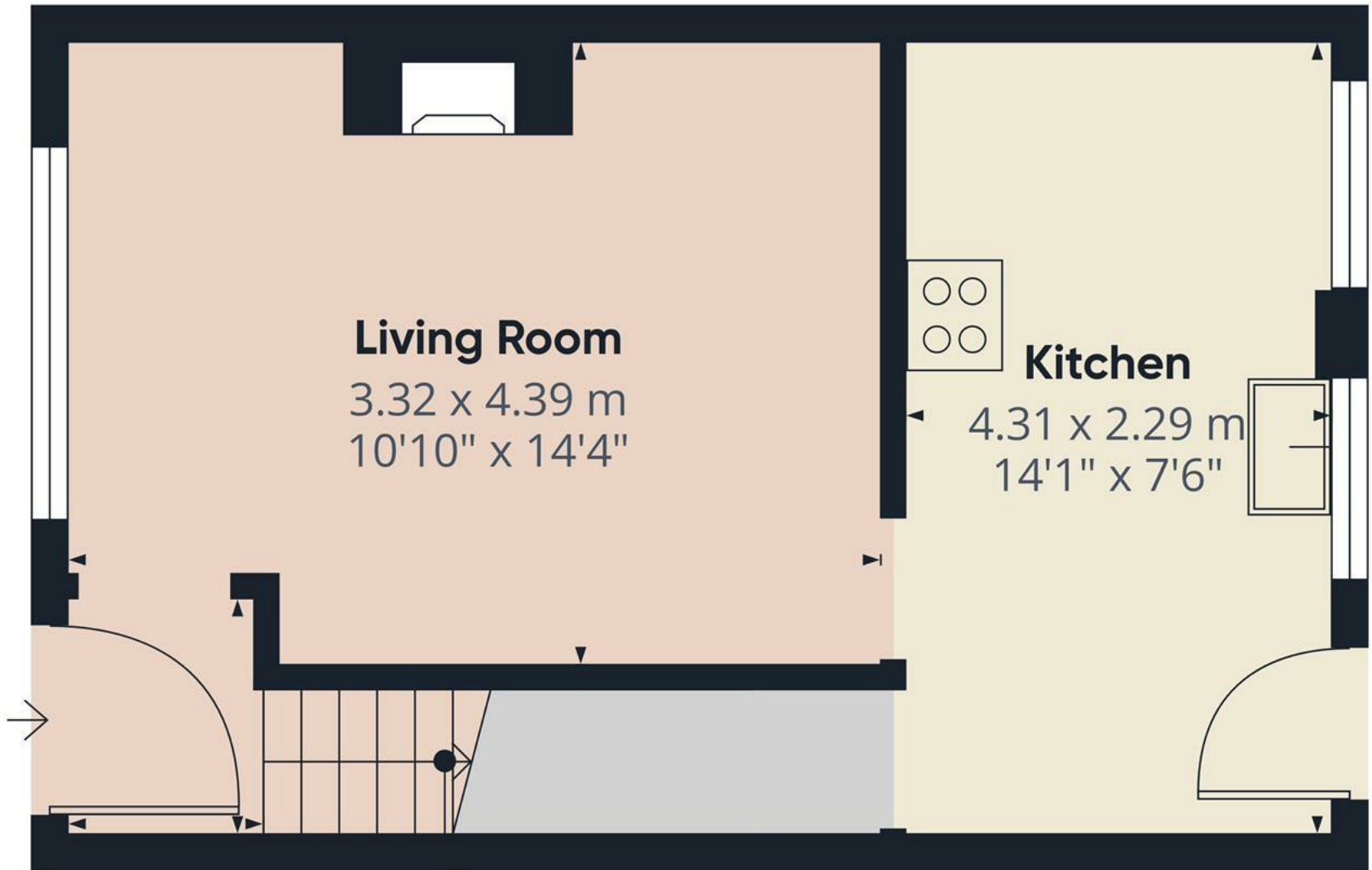
Bath with a shower over, low flush wc, wash hand basin, chrome ladder style radiator and upvc double glazed window.

OUTSIDE

Front fore garden, side shared access to the rear garden offering a lawn and seating areas.







Approximate total area⁽¹⁾
28 m²
302 ft²

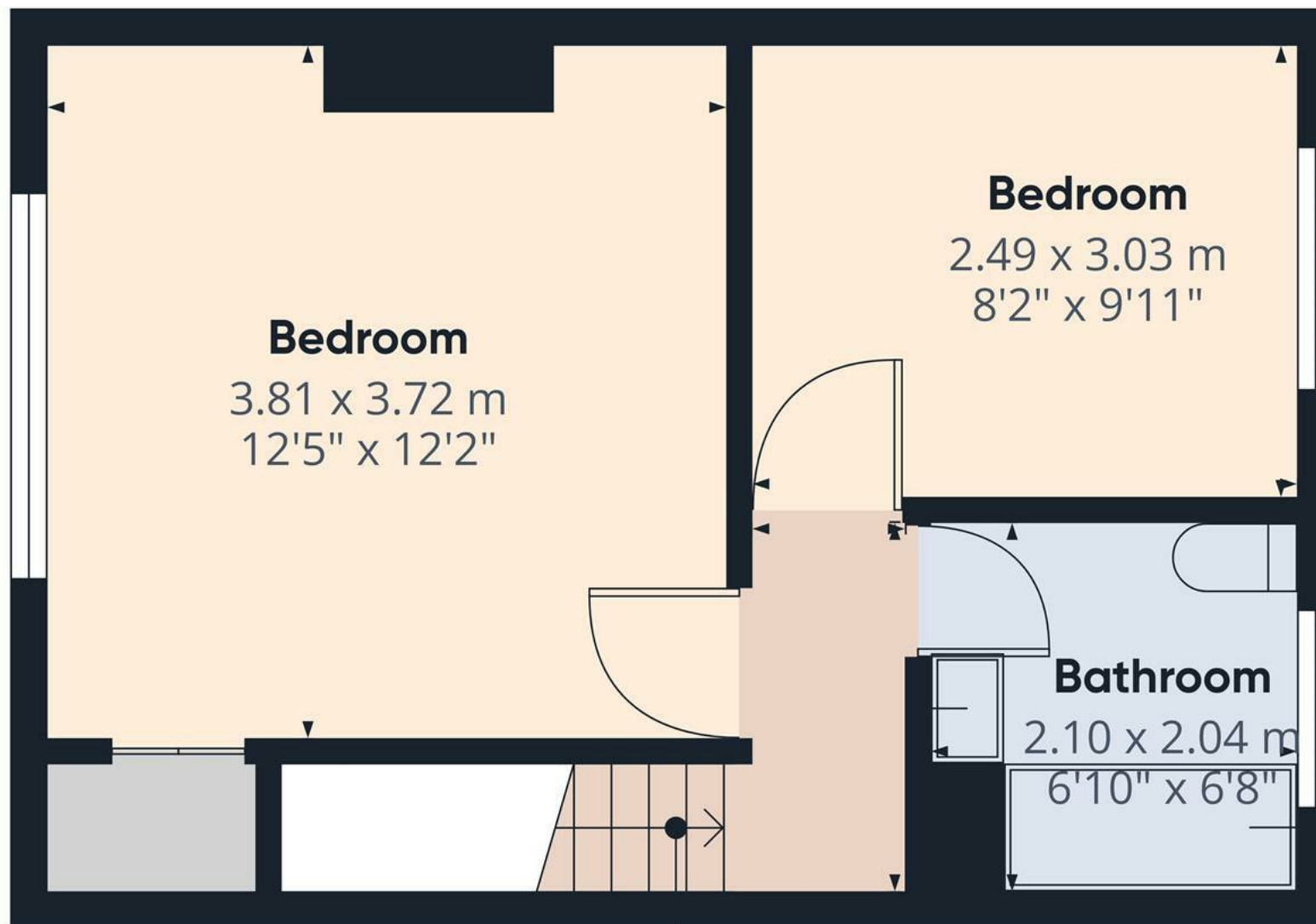
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Approximate total area⁽¹⁾
28.8 m²
311 ft²

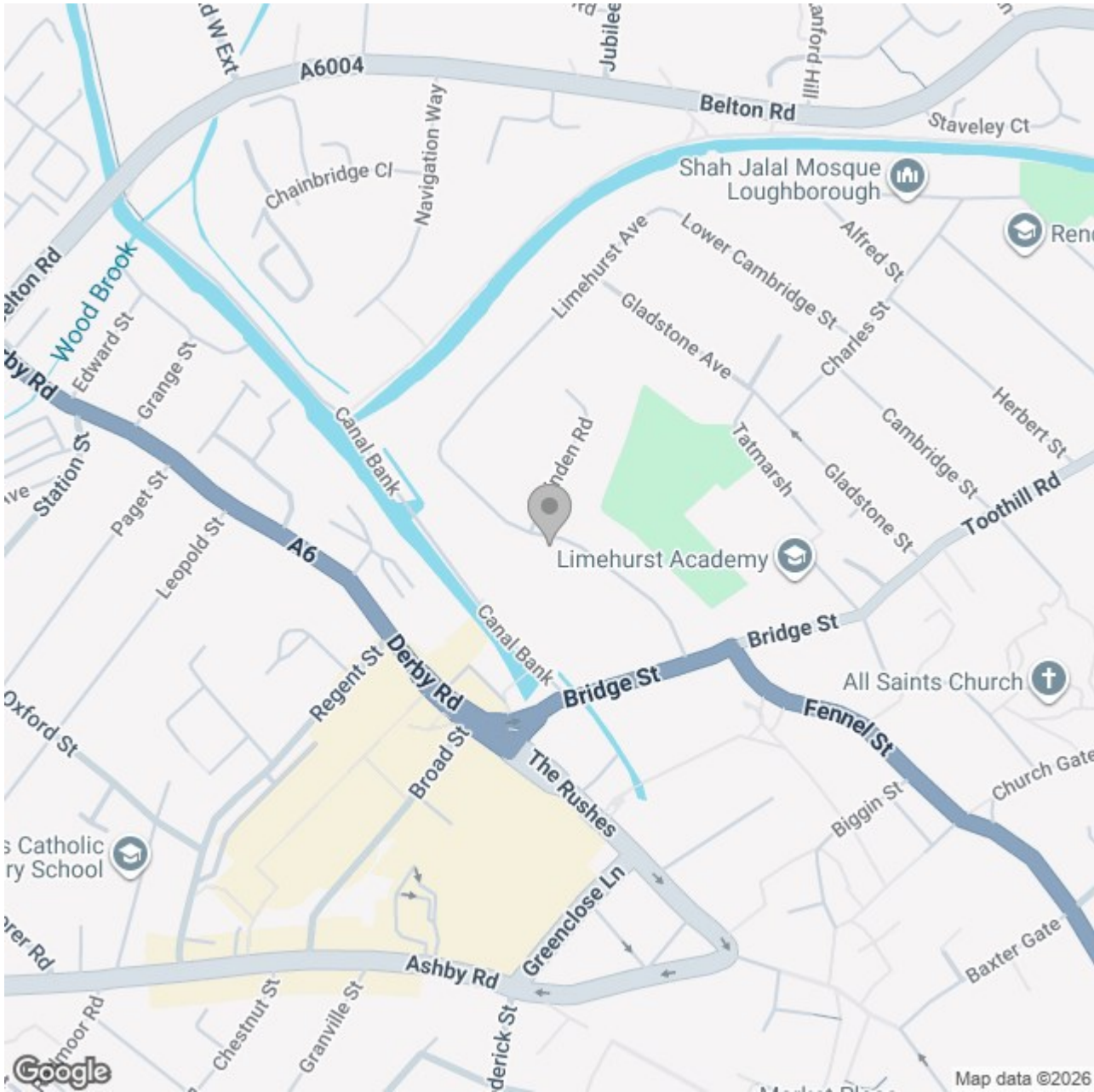
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC