







\*\*\*\* 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.

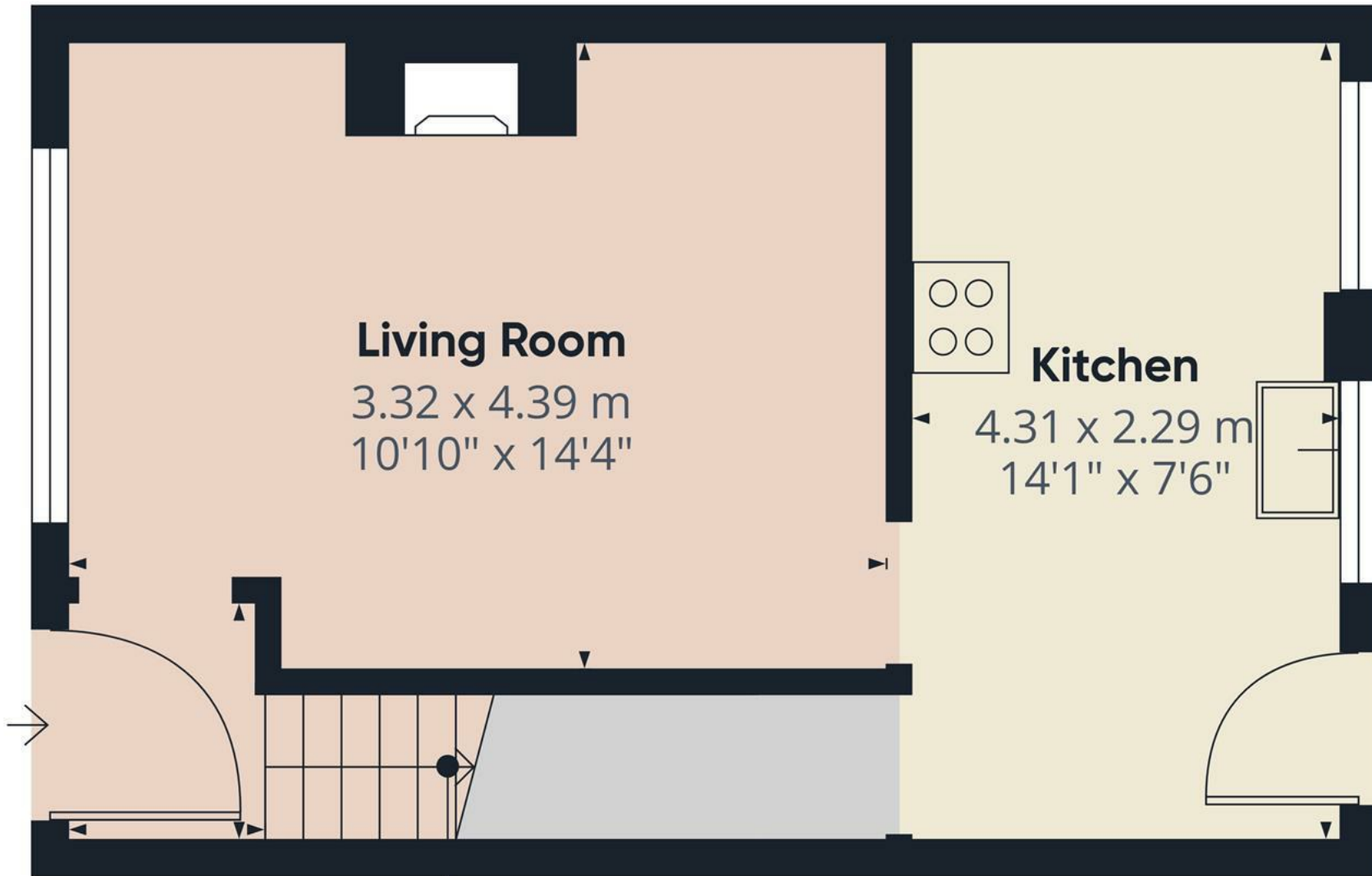
## OUTSIDE

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









## Living Room

3.32 x 4.39 m  
10'10" x 14'4"

## Kitchen

4.31 x 2.29 m  
14'1" x 7'6"

## Hallway

1.28 x 1.12 m  
4'2" x 3'7"

Approximate total area<sup>(1)</sup>

28 m<sup>2</sup>  
302 ft<sup>2</sup>

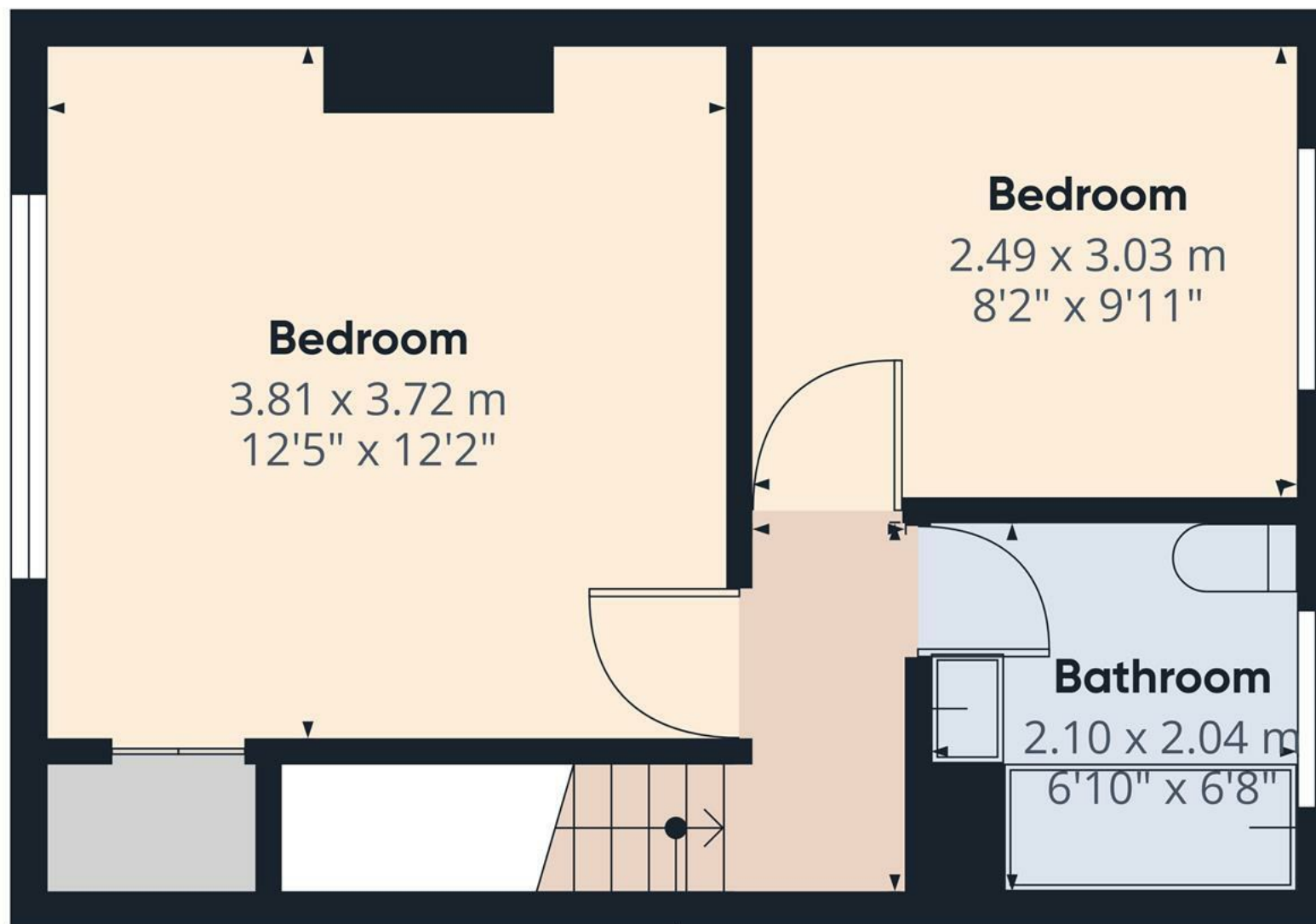
(1) Excluding balconies and terraces

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



**Landing**  
2.10 x 0.88 m  
6'10" x 2'10"

Floor 1

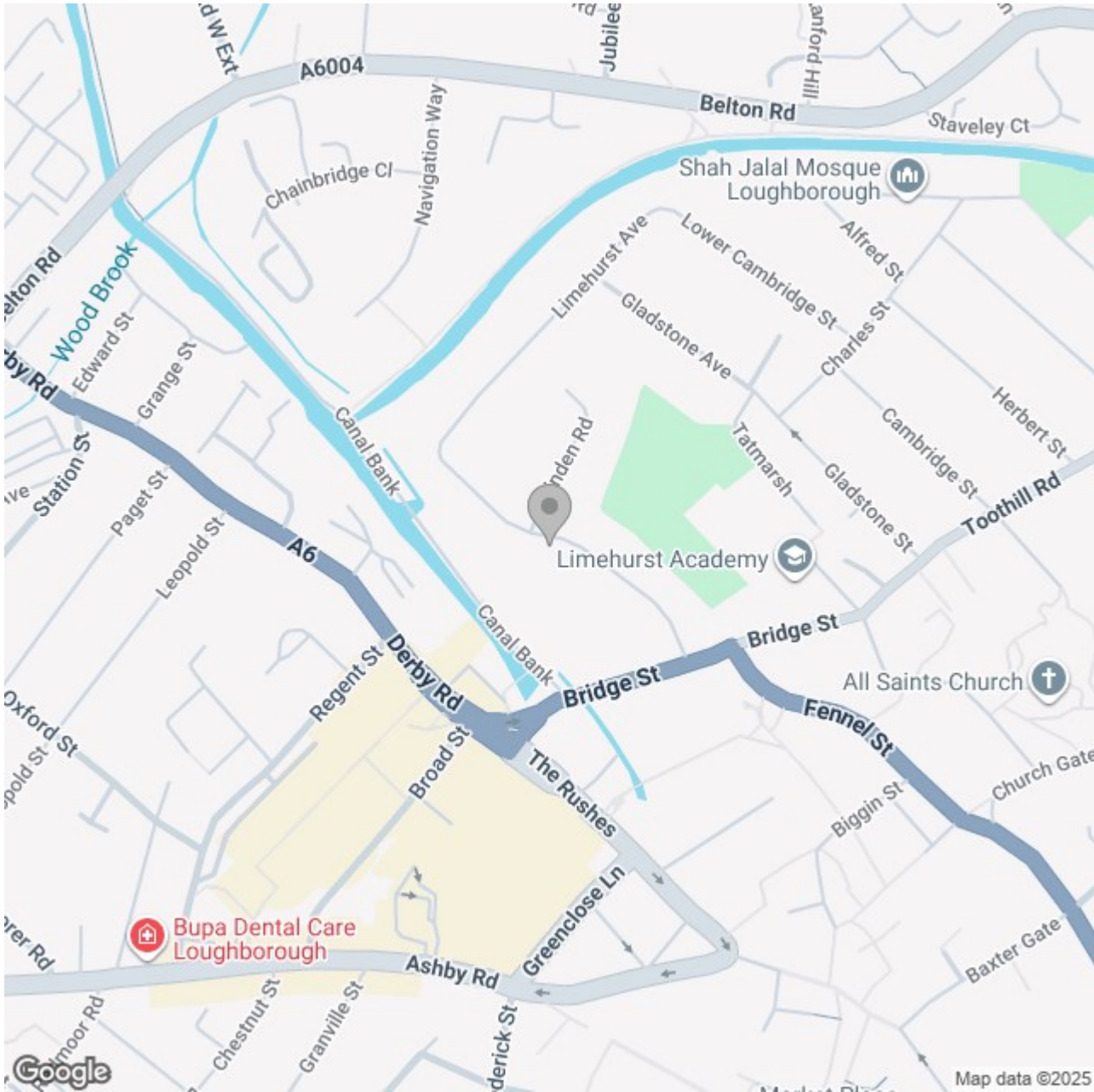
Approximate total area<sup>(1)</sup>  
28.8 m<sup>2</sup>  
311 ft<sup>2</sup>

(1) Excluding balconies and terraces

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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