





\*\*\*\* IMMACULATE PROPERTY WITH AN  
OUTSIDE CONVERTED WASHI ROOM  
INTO AN OFFICE/ANNEX \*\*\*\* Terraced  
property offering a hall area, lounge,  
fitted dining kitchen, tow double  
bedrooms and a bathroom. Enclosed  
rear yard with a converted brick and  
tiled wash room into an office/annex.  
INTERNAL VIEWING A MUST.



## HALL

Entrance door into the hall, open through to the lounge.

## LOUNGE

Stairs to the first floor, fitted storage, 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 electric oven and hob, plumbing and space for a washing machine, space for a fridge freezer, upvc double glazed window and double doors onto the garden and a radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window and a radiator.

## BEDROOM 2

Upvc double glazed window and a radiator.

## BATHROOM

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

## OUTSIDE

## ANNEX

Brick and tile former washroom with a fitted kitchen area and built in bed, desk space and, window and exposed beams.

## YARD

Composite decking and blocked patios.

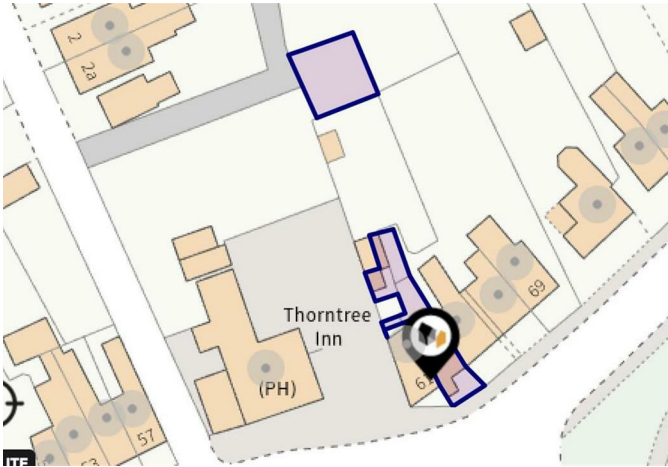
## GARDEN



There is an also an additional garden in a separate area (see title).









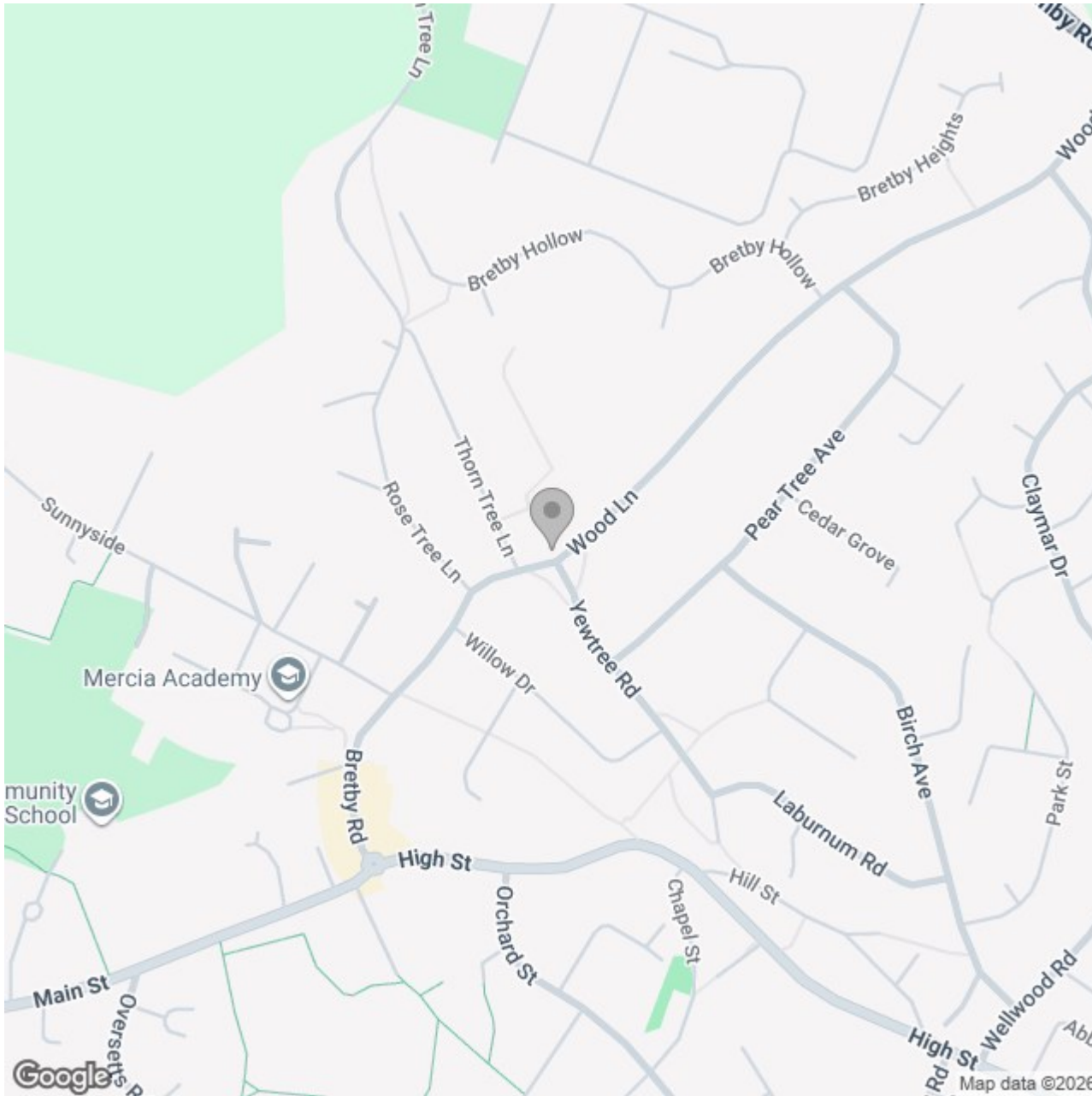













| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) <b>A</b>                          |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</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 |         |   |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |