





\*\*\*\* 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.

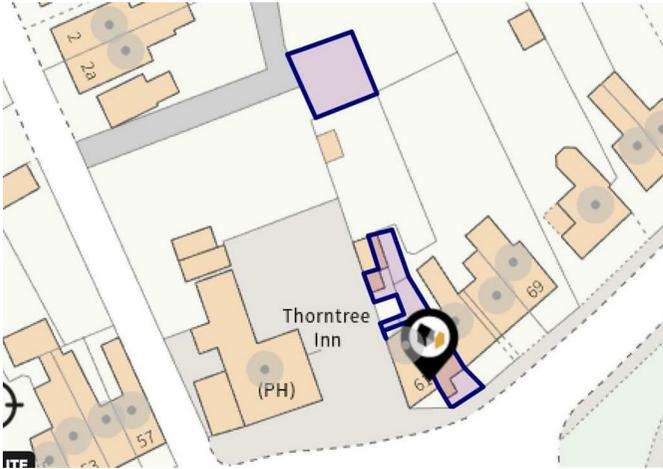
## GARDEN



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









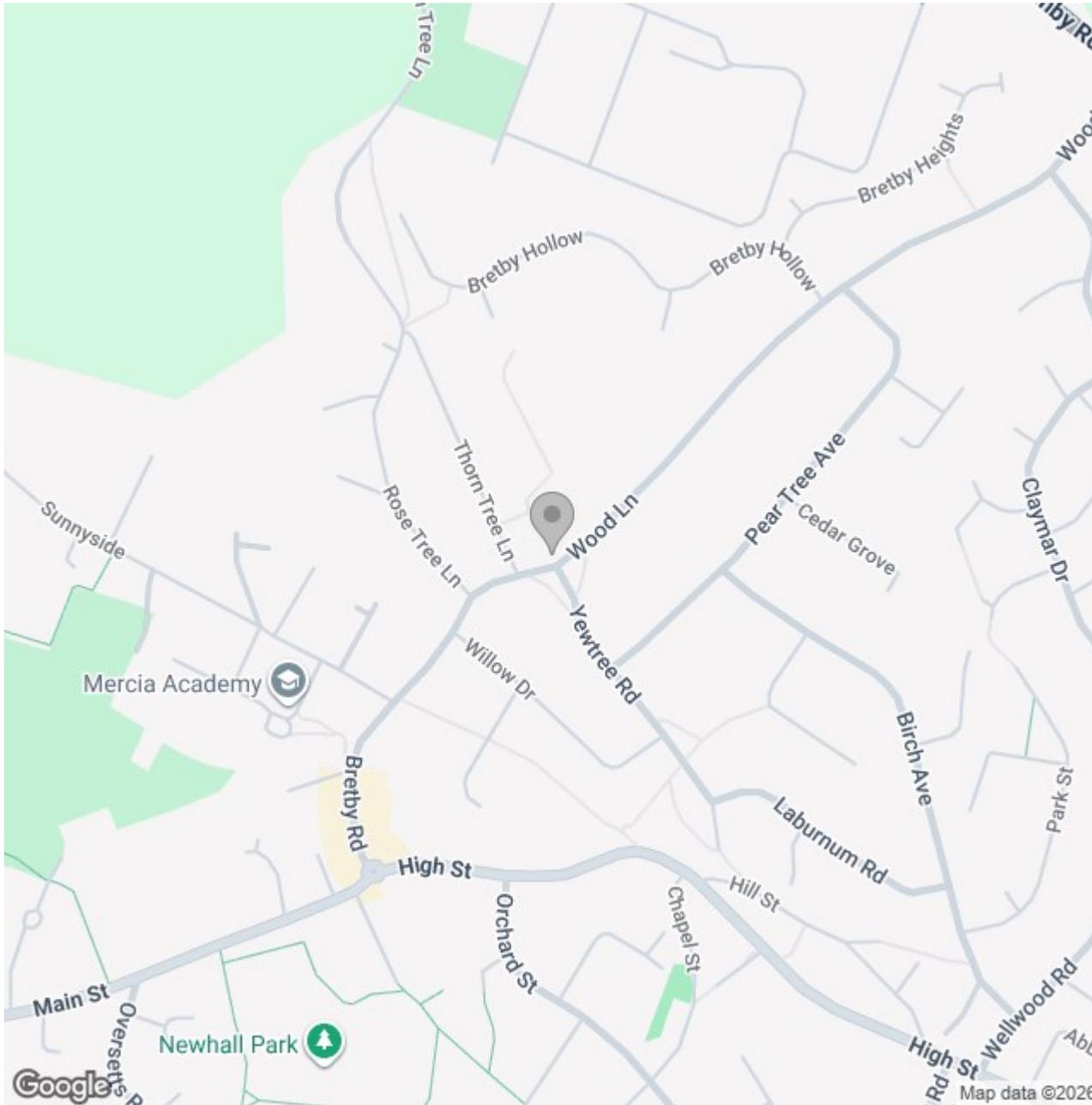












## Energy Efficiency Rating

	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	