





Two-bedroom house is now available for sale, offered with the added benefit of no upward chain. This property presents an excellent opportunity for first-time buyers or those looking to downsize.

The double glazed and gas centrally heated accommodation comprises of lounge, dining room, kitchen and ground floor bathroom with two good sized first floor bedrooms.

Outside, the property boasts off-road parking and garden offers a private outdoor space.



Lounge  
13.8 x 12.1

Dining Room  
13.0 x 12.3

Kitchen  
10.6 x 7.5

Bathroom  
9.2 x 8.1

Bedroom One  
13.8 x 12.3

Bedroom Two  
12.1 x 12.2











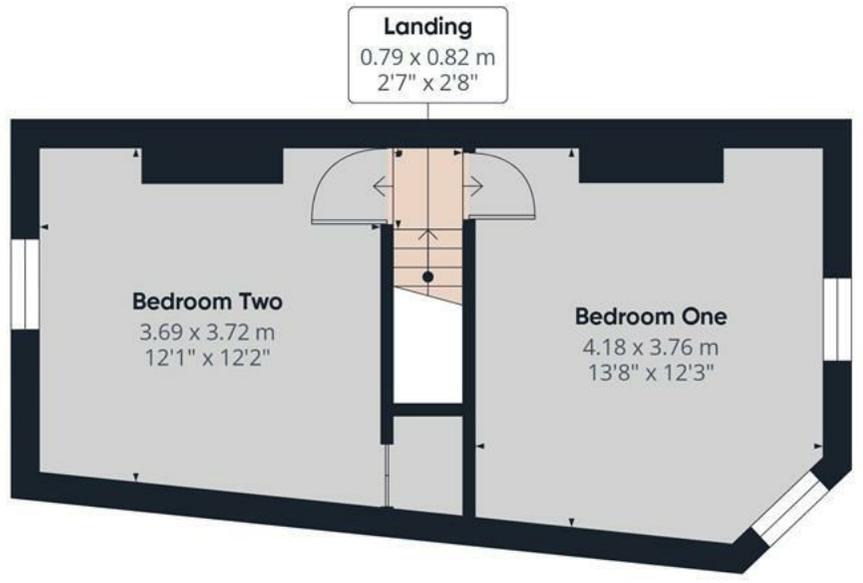






Floor 0

Approximate total area<sup>(1)</sup>  
75.9 m<sup>2</sup>  
817 ft<sup>2</sup>



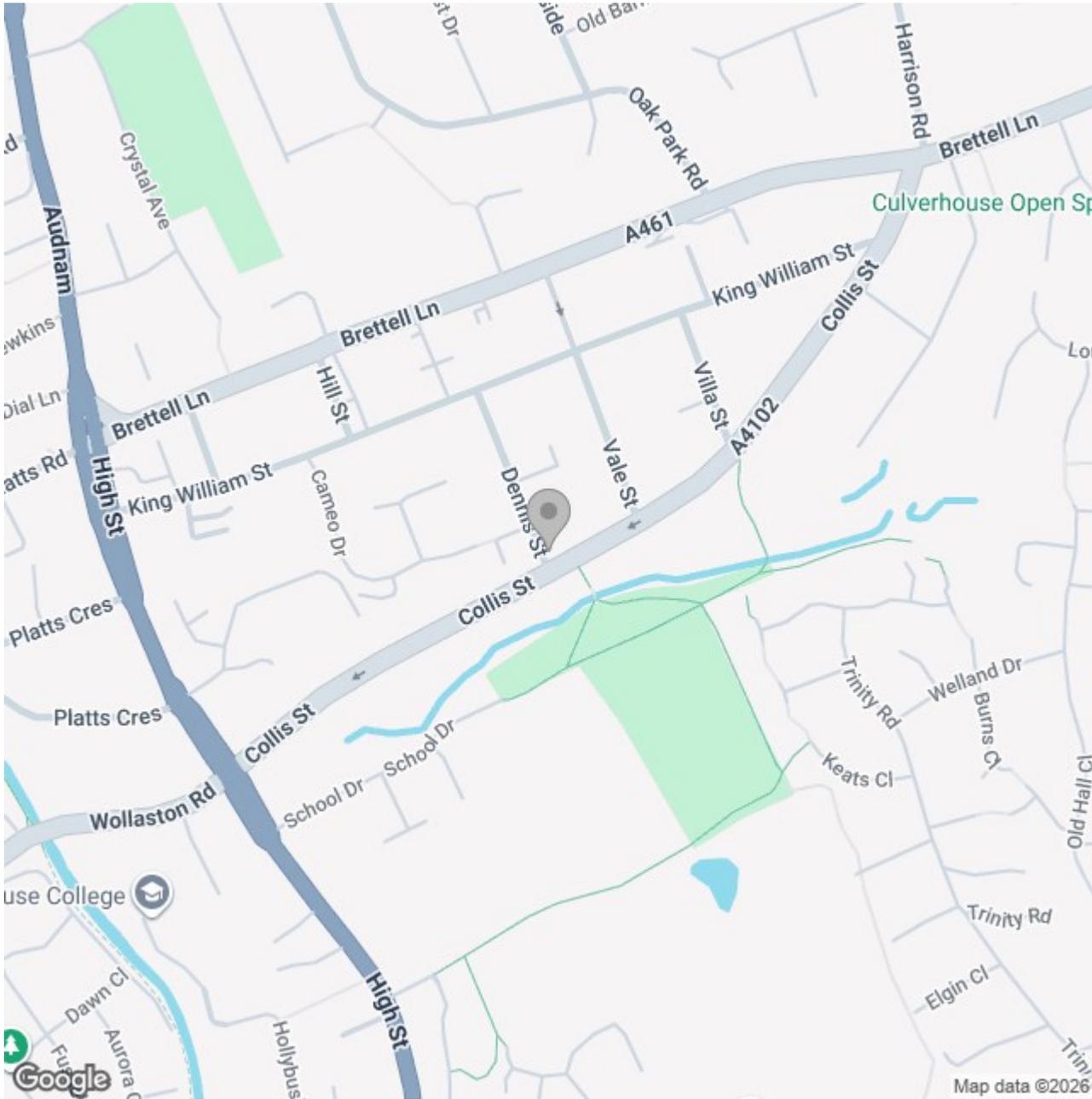
Floor 1



(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.





## 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	