





A well presented three bedroom semi detached property, situated within a popular location having fantastic local amenities. This well proportioned home benefits from UPVC double glazing throughout, off street parking, spacious living diner and a second reception room.



Accommodation

Measurements

Play Room – 3.20m x 2.18m (10'6 x 7'2)

Lounge Diner – 6.40m x 2.54m (21'0 x 8'4)

Kitchen – 3.56m x 2.26m (11'8 x 7'5)

Bedroom One – 3.18m x 3.15m (10'5 x 10'4)

Bedroom Two – 3.61m x 2.46m (11'10 x 8'1)

Bedroom Three – 3.48m max x 2.39m (11'5 max x 7'10)

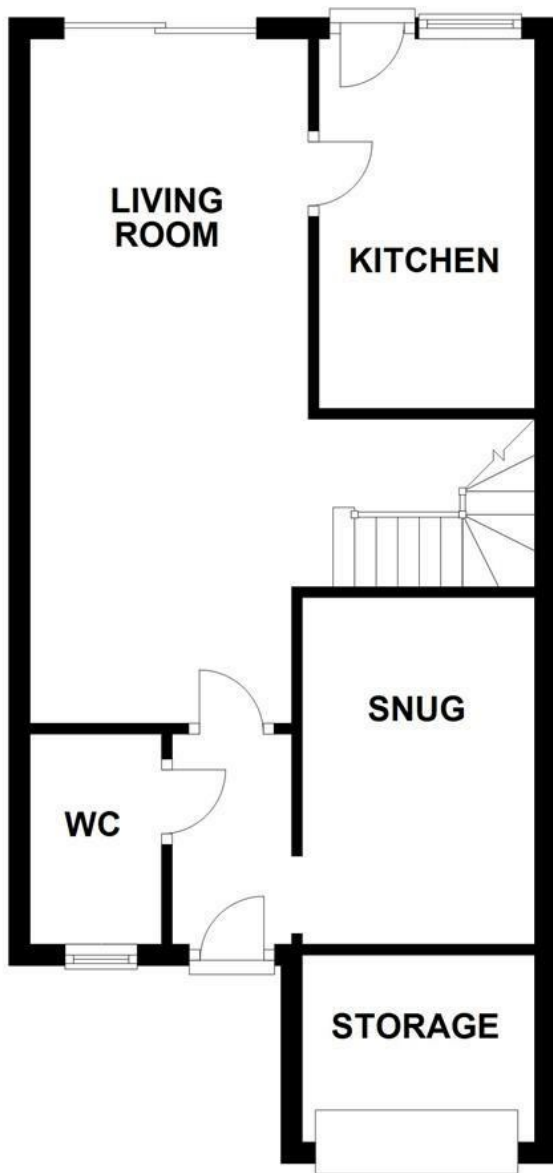
Bathroom – 3.12m x 1.73m (10'3 x 5'8)



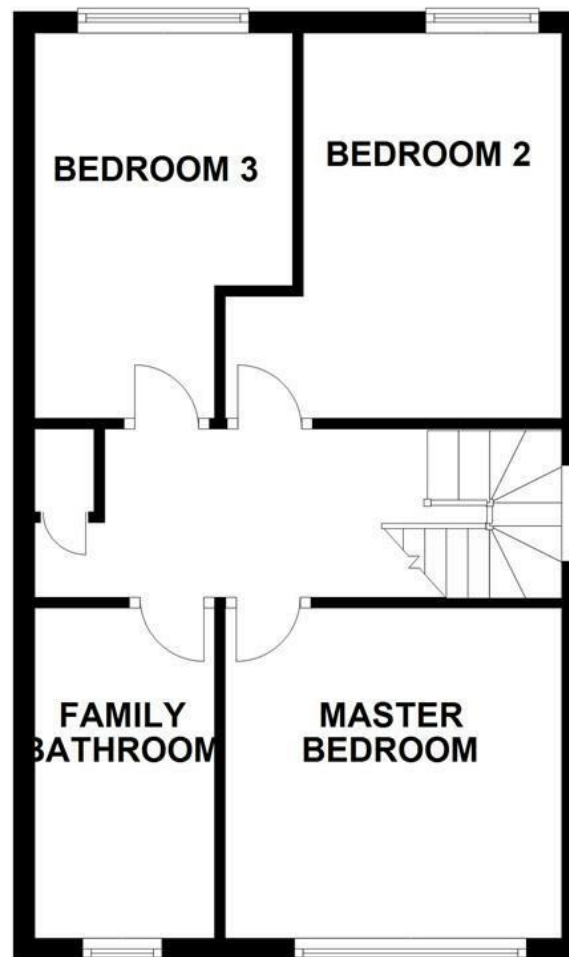


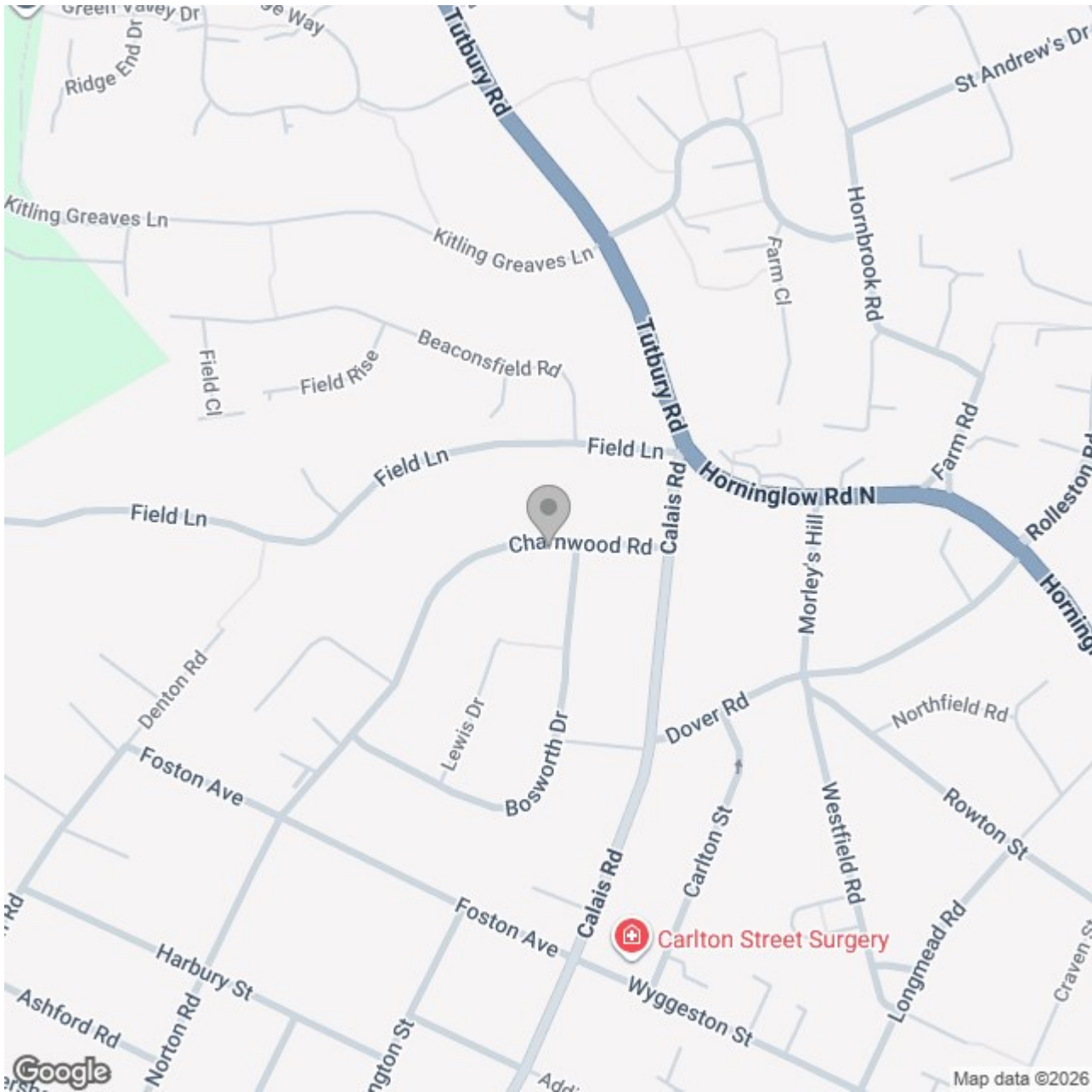


GROUND FLOOR



FIRST FLOOR





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	