





\*\*\*\* PERFECT TWO BEDROOM SEMI  
DETACHED PROPERTY \*\*\*\* GREAT  
GARDEN AND DOUBLE DRIVE \*\*\*\* Well  
presented family home offering a porch  
and hall, lounge and a fitted dining  
kitchen with doors onto the garden. Two  
bedrooms and a bathroom to the front  
floor, front drive and an enclosed rear  
garden.



## PORCH

Entrance door into the porch with windows and a door to -

## HALL

Open through to Lounge and stairs to the first floor.

## LOUNGE

Window to the front and a radiator. Feature fireplace with open fire.

## KITCHEN DINER

Fitted units with work surfaces and a breakfast bar, sink and drainer unit. Fitted oven and hob, integrated dishwasher, double glazed windows and doors onto the garden.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Two upvc double glazed windows and a radiator.

## BEDROOM 2

Double glazed window and a radiator.

## BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and double glazed window.

## OUTSIDE

Front double width drive and an enclosed rear garden with patio and lawn.











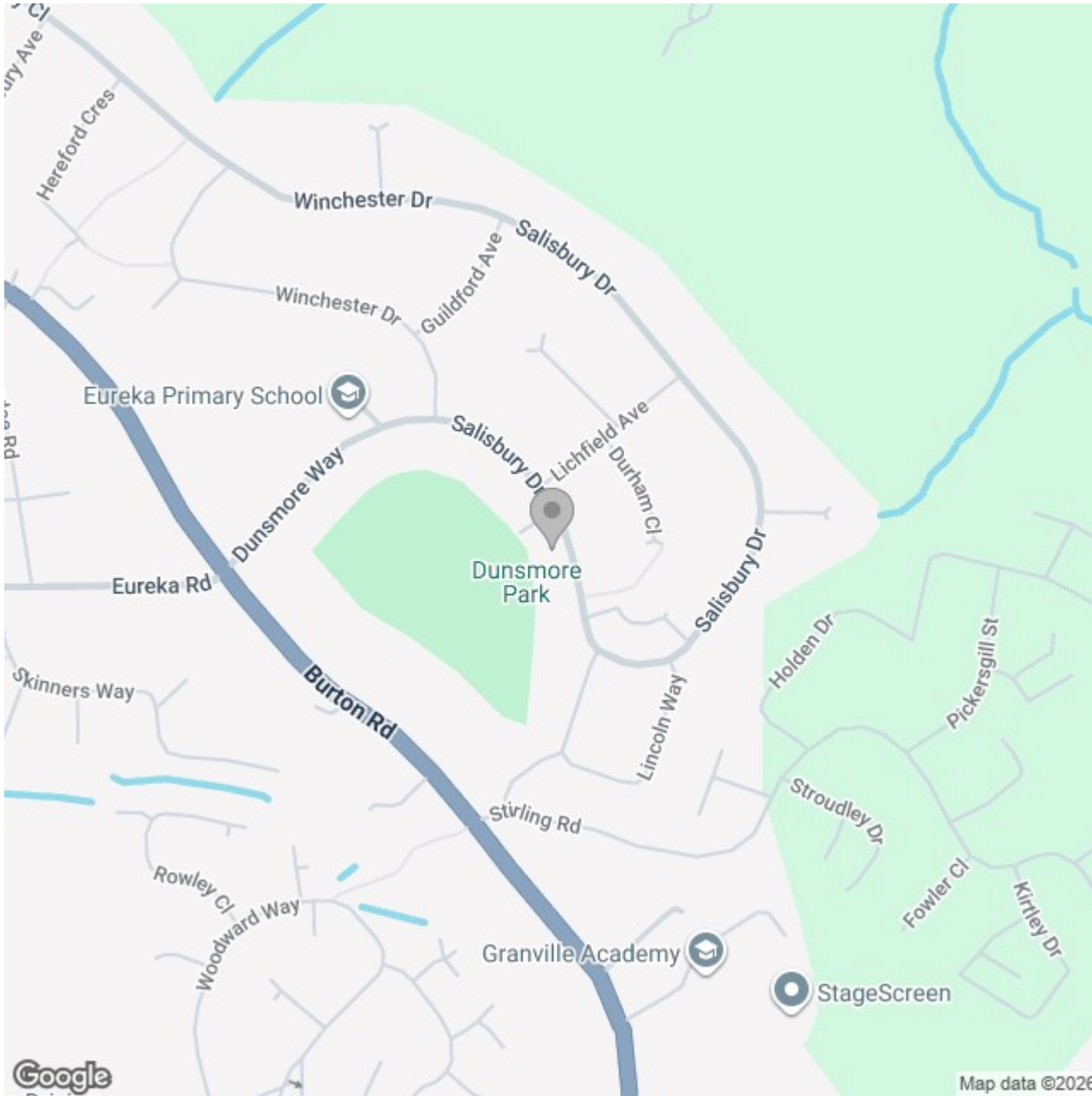












## Energy Efficiency Rating

	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	