



- * Reduced!!!
- * Three Bedroom Semi Detached
 - * Two Reception Rooms
 - * Rear Garden
- * Driveway With Off Street Parking
 - * Gas Centrally Heated





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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REDUCED!!!! Three bedroom semi detached property in a popular residential area, offering a spacious driveway for off road parking, two large reception rooms and a rear garden. This property also benefits from a modern kitchen and gas centrally heated & double glazing throughout.

Accommodation briefly comprises of;

Entrance hall 13'7 x 6'4 - Hardwood flooring, upvc front door with window and surround.

Lounge 11'9 x 11'4 - Partial bay window to front aspect, electric fireplace, hardwood flooring, telephone and TV point.

Rear lounge 12'9 x 11 - Hardwood flooring, sliding patio door to rear garden double Glazed, radiator, tv and telephone point.

Kitchen 10'1 x 6'7 - Mixer sink, double glazed window above, storage cupboards and base units, gas cooker with four ring hob.

Pantry cupboard with double glazed window

First floor:

Landing 8'5 x 6'8 - Double Glazed window to side aspect.

Bedroom One 12'5 x 11'1

Bedroom Two 13 x 11

Bedroom Three 7'2 x 6'8

Bathroom 6'9 x 6'8 - Wc wash hand basin and bath with above shower. Baxi Boiler.

Exterior:

Exterior Driveway

Rear Garden

Sellers comment:

"Great Waterloo Location with Park Views"



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