



- * Three Bedroom Semi Detached Family Home
- * Open Plan Kitchen / Diner
- * Driveway
- * Front & Rear Gardens
- * Gas Centrally Heated
- * Double Glazed





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		
	68	86
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	86
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom semi detached family home, open plan kitchen / diner. The property benefits from a driveway, front and rear gardens. Gas centrally heated and double glazed throughout.

Accommodation briefly comprises of:

Ground floor:

Entrance Hall - 10'1" x 6'1"

Lounge - 11'2" x 10'9"

Open Plan Kitchen / Diner - 17'6" x 9'7"

An open plan kitchen and dining area featuring integrated appliances and french doors leading into the rear garden.

First floor:

Bedroom One - 11'2" x 10'1"

Double bedroom including fitted wardrobes

Bedroom Two - 10'1" x 9'7"

Bedroom Three - 8'6" x 8'7"

Bathroom - 8'6" x 8'7"

Exterior:

Front & rear gardens - Rear garden featuring decked areas

Driveway - Large driveway offering off street parking for multiple vehicles

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.