



- * Three Bedroom Semi Detached
 - * Off Road Parking
 - * Corner Plot
- * Front & Rear Gardens
- * Gas Centrally Heated
- * Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(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	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom semi detached corner plot featuring off road parking. A large kitchen and dining area, also offering front and rear gardens. Accommodation briefly comprises of;

Ground Floor

Entrance Hall - 6'9" x 11'1"
 Lounge - 13'7" x 9'6"
 Kitchen - 12'9" x 13'8"

First Floor

Bedroom One - 14'4" x 13'5"
 Bedroom Two - 9'7" x 6'7"
 Bedroom Three - 9'7" x 6'7"
 Bathroom - 6 x 6'5"

Outside Space

Front Garden
 Rear Garden
 Off Road Parking

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.