



- * Three Bedroom Terraced House
- * Loft Conservatory
- * Highly Popular Residential Area
- * Well Presented Throughout
- * Excellent Transport Links





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(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		72
(55-68) D		
(39-54) E	43	
(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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Well presented three bedroom family home, two reception rooms along with a kitchen diner. Close to local shops, parks and schools.

Accommodation briefly comprises of:

Ground floor:

Entrance hall - 13'1 x 5'8
 Lounge - 18'0 x 11'0
 Play room - 14'5 x 13'3
 Kitchen / diner area - 19'3 x 8'7
 Conservatory - 11'7 x 8'1

First floor:

Bedroom one - 12'7 x 11'0
 Bedroom two - 12'2 x 11'4
 Bedroom three - 9'2 x 7'9
 Bathroom - 12'6 x 8'1
 Seperate shower room - 7'7 x 4'3

External:

Front & rear gardens

For Your Ease, Why Not Book and Confirm Your Viewing Online Via www.logicestates.co.uk Anytime Night or Day!

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