





- \* Three Bedroom Semi Detached House
  - \* No Chain
  - \* Annex
  - \* Double Glazed
- \* Gas Centrally Heated
- \* Off Road Parking





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	40	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

NEW!!! "ANY HOUR" Viewing Booking System - Visit [Logicstates.co.uk](http://Logicstates.co.uk) to book and confirm your viewing online instantly.

Three bedroom semi detached house, with a box room to the first floor, complete with a detached annex in the rear garden. The property offers off road parking and is available to the market with no chain!

Accommodation briefly comprises of:

Ground floor:

Entrance hall

Lounge - 10'8" x 10'2"

Kitchen - 10'2" x 8'5"

Dining area - 11'2" x 10'4"

Bathroom - 6'8" x 6'4"

First floor:

Bedroom one - 10'1" x 9'9"

Bedroom two - 9'8" x 9'2"

Bedroom three - 8'5" x 8'9"

Cot Room - 8'1" x 7'6"

Shower Room to the front of the property with Separate W/C

Exterior:

Driveway

Rear garden

Detached annex

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.