



- \* Three Bedroom Semi Detached House
- \* No Chain!
- \* Recently Renovated
- \* Gas Central Heating ( New Boiler )
- \* Double Glazed
- \* Gas Centrally Heated





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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	88
England, Scotland & Wales 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>		
(55-68) <b>D</b>		
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Three bedroom semi detached house, situated in the much sought after area of 'The Avenues' off Longmoor Lane. The property has undergone a full renovation. Available to the market with No Chain!

This property is gas centrally heated and double glazed.

Accommodation briefly comprises of:

Ground floor:

Entrance hall - uPVC front door, laminate flooring, radiator, inset ceiling spotlights

Lounge - uPVC double glazed bay window to front aspect, laminate flooring, radiator, gas fire in feature surround, inset ceiling spotlights, double doors to dining kitchen - 14'8" x 11'9"

Dining Kitchen - open plan dining room-kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, integrated appliances - 17'9" x 11'1"

First floor:

Bedroom one - uPVC double glazed bay window to front aspect, new carpet, radiator - 14'8" x 10'4"

Bedroom two - uPVC double glazed window to rear aspect, new carpet, radiator - 12'0" x 10'4"

Bedroom three - uPVC double glazed window to front aspect, radiator - 7'2" x 7'1"

Bathroom - modern white suite comprising; panelled bath, low level w.c. and wash hand basin white vanity cabinet, radiator, part tiled walls, uPVC clad ceiling with inset ceiling spotlights, airing cupboard (housing new boiler), uPVC double glazed frosted window to rear aspect - 9'0" x 7'3"

Exterior:

Front yard

Rear Garden - good sized rear garden, patio, gated access to front

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.