



- * Three Bedroom End Terrace
- * No Chain
- * Open Plan Lounge/Dining Area
 - * Close To Local Amenities
 - * Excellent Transport Links
 - * Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	41	
(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		
(55-68) D		64
(39-54) E		
(21-38) F	37	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Three Bedroom End Terrace Property available to the market with NO CHAIN!

Benefiting from being extended the property is located in a popular residential area.

With front and rear gardens and on street parking, centrally heating and double glazing.

Property briefly comprises of;

External
Front & Rear Gardens

Ground Floor
Entrance Porch
Hallway 17.4 x 5.8
Lounge 15.3 x 11.8 Into bay window
Dining Room 13.1 x 11.8 patio doors leading to rear garden
Kitchen 16.4 x 5.6
Utility Area leading from kitchen 9.1 x 5.5 Lower level floor.

1st Floor
Master Bedroom 10.9 x 13
Bedroom Two 12.9 x 9.5
Bedroom Three 9.9 x 6.6
Bathroom 8.9 x 5.5

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.