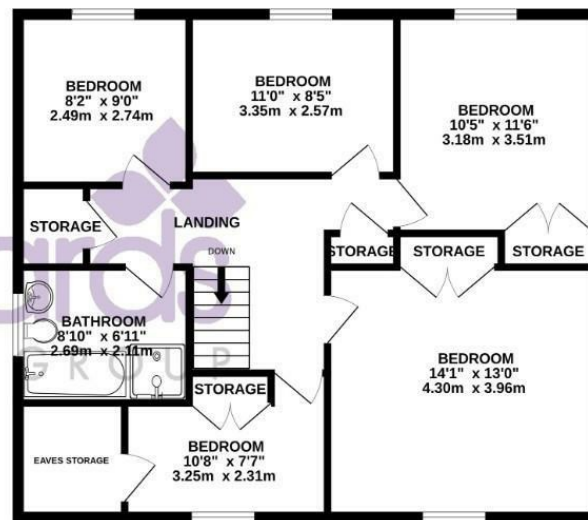


1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- FIVE BEDROOMS
- DETACHED
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- GARAGE
- CONSERVATORY
- KITCHEN BREAKFAST ROOM
- FAMILY BATHROOM
- DOWNSTAIRS W/C
- NO CHAIN

This large family home is a rare find and viewing is highly recommended to fully appreciate the space and potential it offers. Don't miss the opportunity to make this wonderful property your new home.

A purple circular sign with the words "FOR SALE" in white, bold, sans-serif capital letters. The sign is slightly tilted to the right.

bernards
THE ESTATE AGENTS



PROPERTY INFORMATION

KITCHEN BREAKFAST ROOM

19'11" x 11'6" (6.08 x 3.51)

DINING ROOM

10'5" x 11'6" (3.18 x 3.51)

LOUNGE

14'10" x 17'10" (4.54 x 5.44)

BEDROOM

14'1" x 12'11" (4.30 x 3.96)

BEDROOM

10'5" x 11'6" (3.18 x 3.51)

BEDROOM

10'11" x 8'5" (3.35 x 2.57)

BEDROOM

8'2" x 8'11" (2.49 x 2.74)

BEDROOM

10'7" x 7'6" (3.25 x 2.31)

BATHROOM

8'9" x 6'11" (2.69 x 2.11)

COUNCIL TAX BAND E

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		57	73
England & Wales			



Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk

