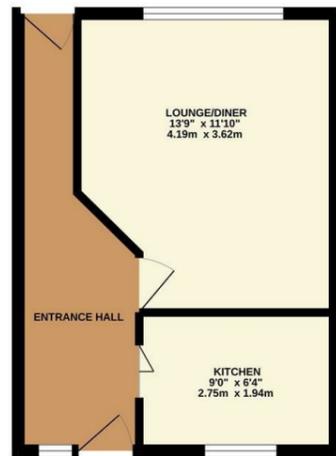
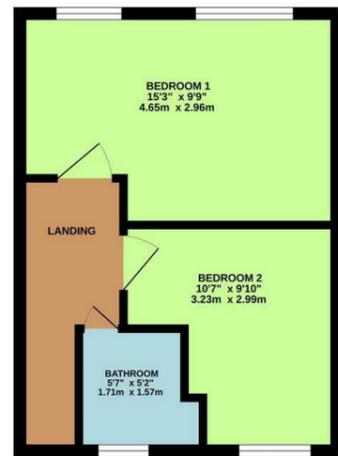




GROUND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.

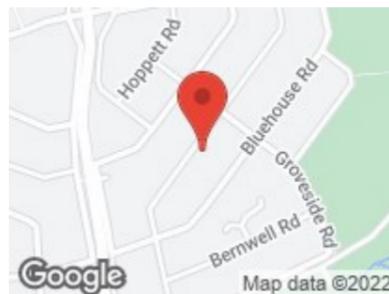


1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.5 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



EPC Rating D  
Council Tax Band D

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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**MUST BE SEEN!!! TWO BEDROOM TERRACED HOUSE** which is situated on the EVER POPULAR FRIDAY HILL DEVELOPMENT. The property which is being offered with NO ONWARD CHAIN benefits from a GOOD SIZE APPROX 50FT REAR GARDEN, TWO DOUBLE BEDROOMS, FIRST FLOOR BATHROOM and we feel would make an IDEAL FIRST PURCHASE and an early internal viewing is a must.