



- 2 Bed End Terraced House (of 3)
- Lounge with French Doors
- On Site Parking
- Well Presented

- Available Unfurnished
- Breakfasting Kitchen
- South/West Facing Rear Garden

- Cloakroom/WC
- Bathroom/WC with Shower
- Convenient Location

**** For Sale by Modern Auction **** A well presented 2 bedroomed end terraced house (of 3), conveniently situated within this small development. Available unfurnished and with gas fired central heating and sealed unit double glazing, the Reception Hall leads to the open plan Breakfasting Kitchen, fitted with a range of wall and base units, with sink unit, split level oven and 4 ring hob with extractor over and plumbing for a washer, open to the Lounge, with French doors opening to the rear garden. The Cloakroom/WC has a low level wc and wall mounted wash basin. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a shelved airing cupboard and is to the front. Bedroom 2 is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with shower mixer.

Externally, the Front Garden has a block paved driveway, with plants and shrubs to the borders. The South/West facing Rear Garden has a paved and gravelled patio, easy maintenance imitation lawn, plants and shrubs to the borders and fence surround.

Elder Drive is conveniently located for local amenities as well as main road and transport links into the city and with good access to the A1.

Reception Hall

Cloakroom/WC 5'0 x 3'0 (1.52m x 0.91m)

Lounge 13'9 x 9'6 (4.19m x 2.90m)

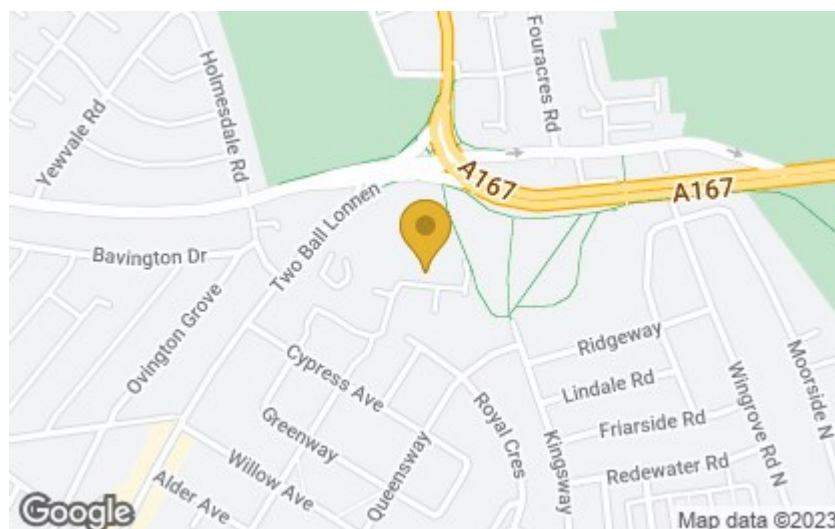
Breakfasting Kitchen 14'0 x 10'6 (4.27m x 3.20m)

First Floor Landing

Bedroom 1 12'0 x 13'10 (max into recess) (3.66m x 4.22m (max into recess))

Bedroom 2 11'10 x 7'0 (3.61m x 2.13m)

Bathroom/WC 6'9 x 5'6 (2.06m x 1.68m)



Energy Performance: Current B Potential A

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.