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## Description

We are delighted to offer to the market this well presented three-bedroom mid-terraced family home ideally situated in this favoured Durrington location close to local schools, supermarkets, parks, David Lloyd gym, bus routes, and having easy access to both the A27 and A24 nearby. Accommodation comprises a through lounge/dining room and a fitted kitchen. Upstairs, there are three bedroom and a shower room. Other benefits include a well-maintained rear garden.



## Key Features

- Mid-Terraced House
- Open Plan Lounge/Dining Room
- Well-Maintained Garden
- EPC Rating - TBC
- Three Bedrooms
- Fitted Kitchen & Shower Room
- Council Tax Band - C





### Entrance Porch

Double glazed frosted door to front, coat hanging space, wall mounted fuse box, part glazed door to lounge/dining room

### Lounge/Dining Room

**7.56m x 4.38m (narrowing to 2.44m) (24'9" x 14'4" (narrowing to 8'0"))**

South facing double glazed window, radiator, feature wooden fire surround, coving, dimmer switches. Dining area - further radiator, double glazed double opening French doors to the rear garden, space for dining room table and chairs, understairs storage cupboard and throughway to kitchen.

### Kitchen

**3.29m x 1.98m (10'9" x 6'5")**  
Range of light fronted wall and base units, rolltop work surfaces incorporating a one and a half bowl sink with mixer tap. Space and plumbing for washing machine, space for electric cooker, tiled floor, space for under counter fridge and further appliance space. Wall mounted Potterton boiler, tiled splashback walls, double glazed window and door to rear garden.

### Landing

Stairs to first floor landing, loft hatch, wall mounted boiler timer.

### Bedroom One

**4.17m x 2.51m (13'8" x 8'2")**  
Radiator, double glazed window, coving and cupboards.

### Bedroom Two

**2.80m x 2.50m (9'2" x 8'2")**  
Double glazed window, radiator and coving

### Bedroom Three

**3.30m x 1.83m (10'9" x 6'0")**  
Double glazed window, radiator and cupboard with shelves

### Shower Room

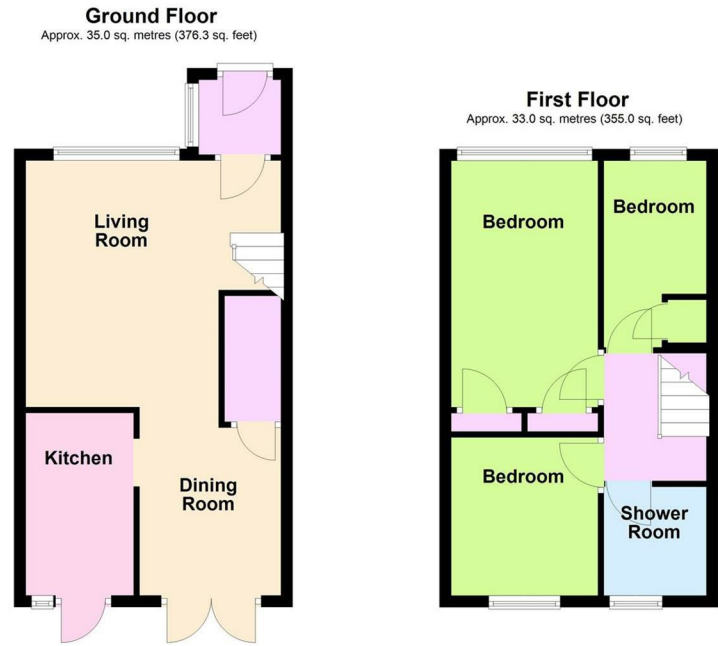
Double glazed frosted window, low level WC, single pedestal wash hand basin, corner shower cubicle and tiled walls

### Rear Garden

Raised decking area, lawn area, gate for rear access to garage compound, timber built summer house with pitched roof, mature tree and outside tap



# Floor Plan Vancouver Road



Total area: approx. 67.9 sq. metres (731.3 sq. feet)

| 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 |  |         |           |
| England & Wales                             |  | 71      | 78        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |



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