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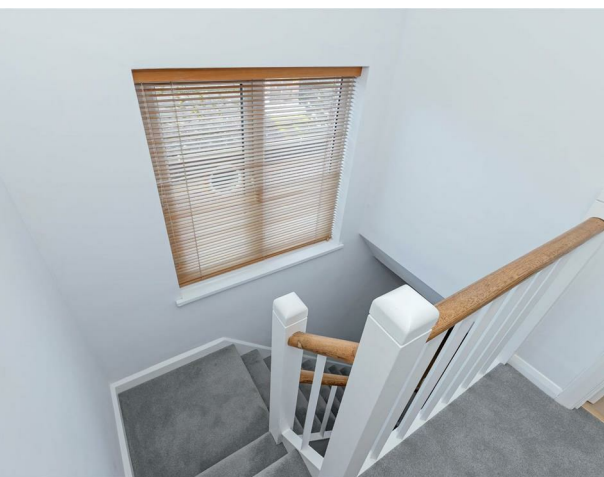
Description

We are delighted to offer to the market this three-bedroom semi-detached family house ideally situated in this favored Tarring location close to local shops, schools, parks, bus routes and the mainline station. Accommodation offers an entrance hallway, spacious living room/dining room with a fireplace, modern kitchen, three bedrooms, a separate WC and a modern family bathroom. Other benefits include a conservatory/ utility room, off-road parking for multiple vehicles, and a well-maintained South facing rear garden.

Key Features

- Semi-Detached Family Home
- Southerly Aspect Rear Garden
- Three Bedrooms
- Off-Road Parking
- Modern Kitchen
- Spacious Lounge/ Diner
- EPC Rating - D
- Council Tax Band - D





Composite front door to:

Entrance Hallway

Radiator. Covings. Double glazed window. Under stair storage. Thermostat. Oak laminate flooring.

Living Room/ Dining Room
8.55 x 3.41 (28'0" x 11'2")

Double glazed bay window with fitted shutters. Fireplace with granite surround and hearth. Covings. Radiators. Double glazed door to conservatory/ utility room.

Kitchen

3.02 x 2.44 (9'10" x 8'0")

Space for fridge/ freezer. Integrated dishwasher. Integrated double oven. Four ring gas hob with overhead extractor. Tiled splashback. Wall, draw and base units. White ceramic basin and drainer. Dual aspect. Double glazed window and door to side access/ garden. Radiator. Covings.

Landing

Double glazed window. Loft access with ladder. Part boarded and insulated. Covings.

Bedroom One

4.03 x 3.14 (13'2" x 10'3")

Radiator. Double glazed windows. Covings. Cupboard housing Worcester boiler and shelving.

Bedroom Two

3.91 x 3.07 (12'9" x 10'0")

Covings. Double glazed bay window with fitted shutters. Radiator.

Bedroom Three

2.70 x 2.38 (8'10" x 7'9")

Double glazed window with fitted shutter. Covings. Radiator.

Separate WC

Double glazed window. Partially tiled. Low level flush WC with integrated flush system and cloakroom basin. Spotlights.

Bathroom

2.32 x 2.14 (7'7" x 7'0")

Spotlights. Double glazed window. Corner shower with wall mounted shower attachment and overhead rainfall shower. Basin and vanity unit. Wall mounted heated towel rail. Low level flush WC. Partially tiled. Extractor fan.

Conservatory/ Utility Room

Double glazed door to garden. Brick base. Plumbing and power.

Garden

South facing. Laid to lawn. Shed at rear. Decking area.



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Floor Plan Orchard Avenue



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			EU Directive 2002/91/EC		
			EU Directive 2002/91/EC		

Energy Efficiency Rating: 67 (Current), 81 (Potential)

Environmental Impact (CO₂) Rating: B (Current), C (Potential)

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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