





Accommodation

A delightful, semi-detached, three-bedroom home, revealing a spacious and well-presented interior, located in the south side of the city.

Ready to move into and ideal for first time buyers and families, the house also offers a lovely enclosed rear garden, which attracts a lot of sunshine and is perfect for purchasers with children and pets.

The house occupies a great setting and location, offering ease of access to schools, shops and amenities. The property is also situated on the edge of open countryside, making it ideal for those leading an active lifestyle.

On the ground floor there is an entrance hall with stairs rising to the first floor, open plan double aspect lounge/diner with fireplace and access to the rear garden, plus the kitchen, which is fitted with a range of modern units and offering a side access door. To the first floor there is a landing with airing cupboard and loft access, three bedrooms (two good size doubles) and the house bathroom, part tiled and fitted with a white suite including a bath with glazed screen and shower over. The property is double glazed, and gas central heating is in place.

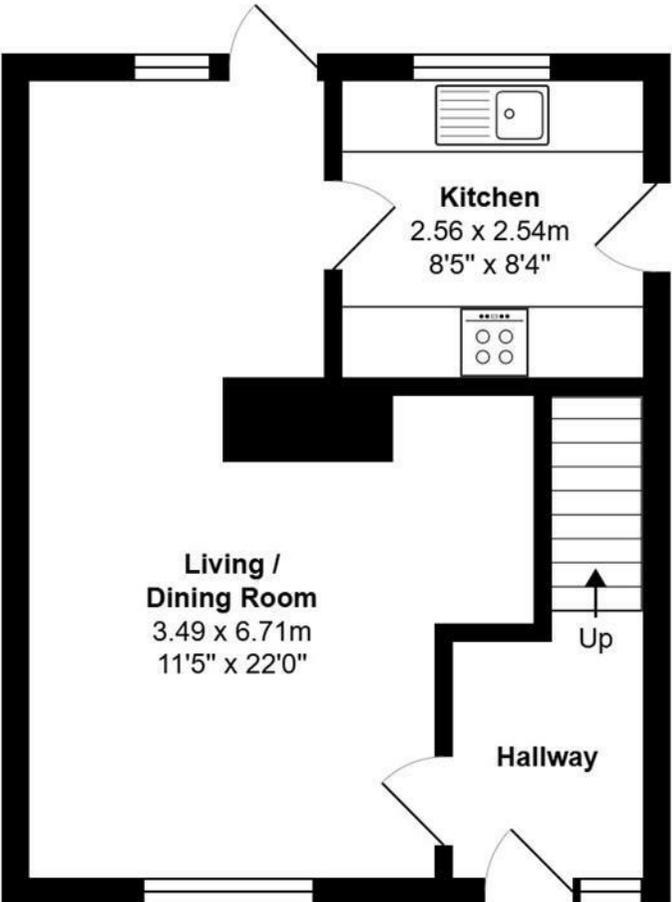
Externally there is an open lawned garden to the front of the house, with driveway parking and a single garage. A gate gives access to the good size rear garden, which is mainly laid to lawn with a patio seating area providing a lovely space to enjoy the sun.

This lovely family home is competitively priced in comparison to new build properties currently under construction close by and an early viewing is advised.

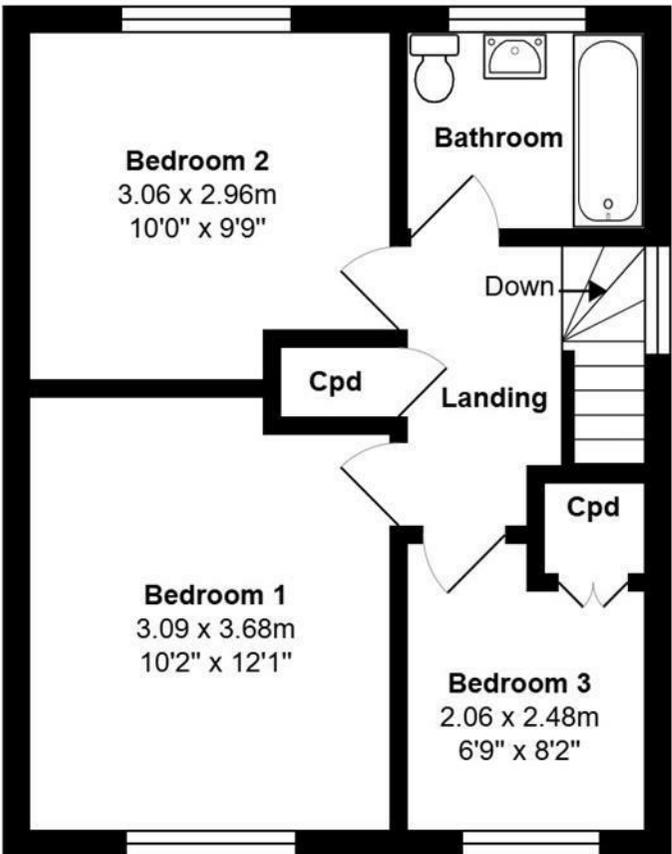




Floorplan



Ground Floor



First Floor





EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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