



- Extended semi detached.
- 4 Double Bedrooms.
- Superb village location.
- Good size lounge with log burner.
- 2 Reception rooms.
- Bathroom with separate bath and shower.
- Off street parking.
- Quiet cul-de-sac.

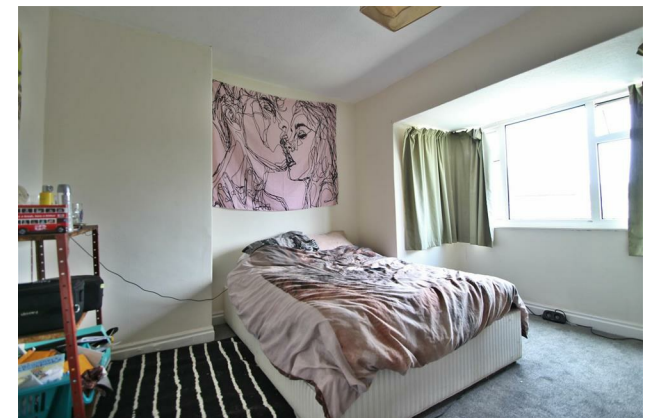
To the ground floor you have a porch, good size living room with a working log burner and bay window, behind is the kitchen/ dining room with patio doors out to the garden. From the kitchen you have the family room with patio doors out to the garden, this could also be reinstated as a dining room if required.

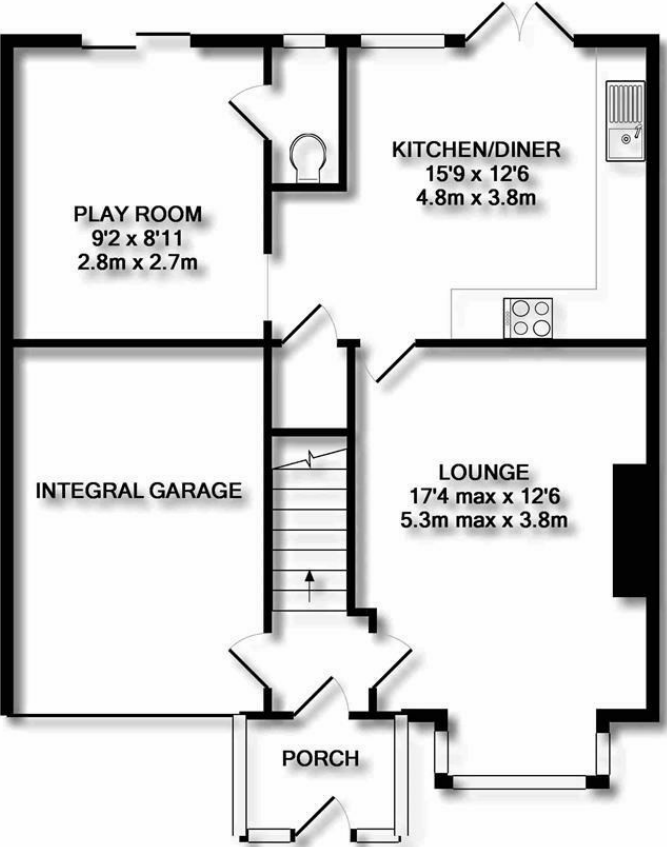
On the first floor there are four double bedrooms and bathroom. The four bedrooms are all good sizes. The bathroom has a separate bath and shower, ideal for busy family lives.

The property benefits from an integral garage which could become further living space if required.

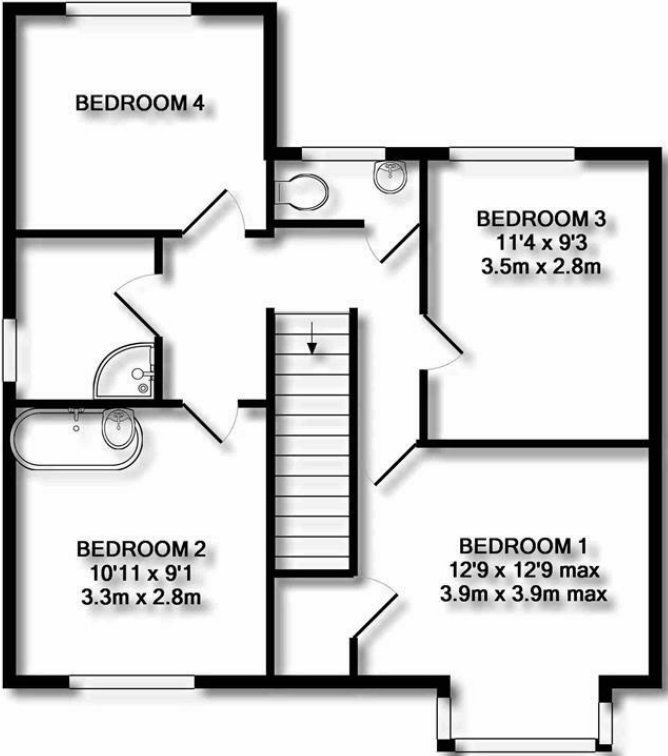
The rear garden is a good size, currently made up of a decked area and lawn. To the front of the property there is hard standing providing off street parking for two cars.

There is no doubt this property would benefit from some modernisation, but with some vision and a little elbow grease, this property has so much potential.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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		
(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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

