



- Three bedroom semi detached home.
- Large south facing garden.
- Quiet cul-de-sac location.
- Off street parking and garage.
- Fitted kitchen.
- Large through lounge.
- Potential to extend (STPP).



Set nicely back from the road with off street parking to the front, entering into the property via the front door you are welcomed by a generous sized hallway, often omitted in more modern properties.

Off to the right is the lounge, this is a really good size, similar properties have been recently renovated and they added patio doors to the rear- which really welcomed in the sun due to the south facing orientation. Others have chosen to knock through to the kitchen to create an open plan living space.

Upstairs to the first floor there are three bedrooms and a bathroom. Two of the bedrooms are doubles and the third a genuine single, not a box room, which is a rarity in this type of property.

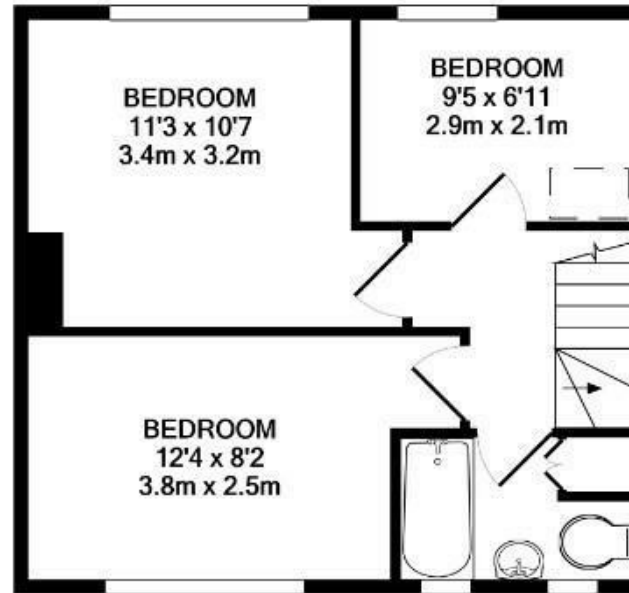
The bathroom is fitted with a white suite including a bath with shower over, there is potential to install an even more contemporary suite, but this is perfectly practical in the first instance.

To the outside, there is a really useful garage perfect for cars, bikes, fishing gear or for garden furniture over the winter period. The rear garden is a good size and easy to maintain with decked and paved areas, being south facing it is perfectly orientated to catch the sun.





GROUND FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

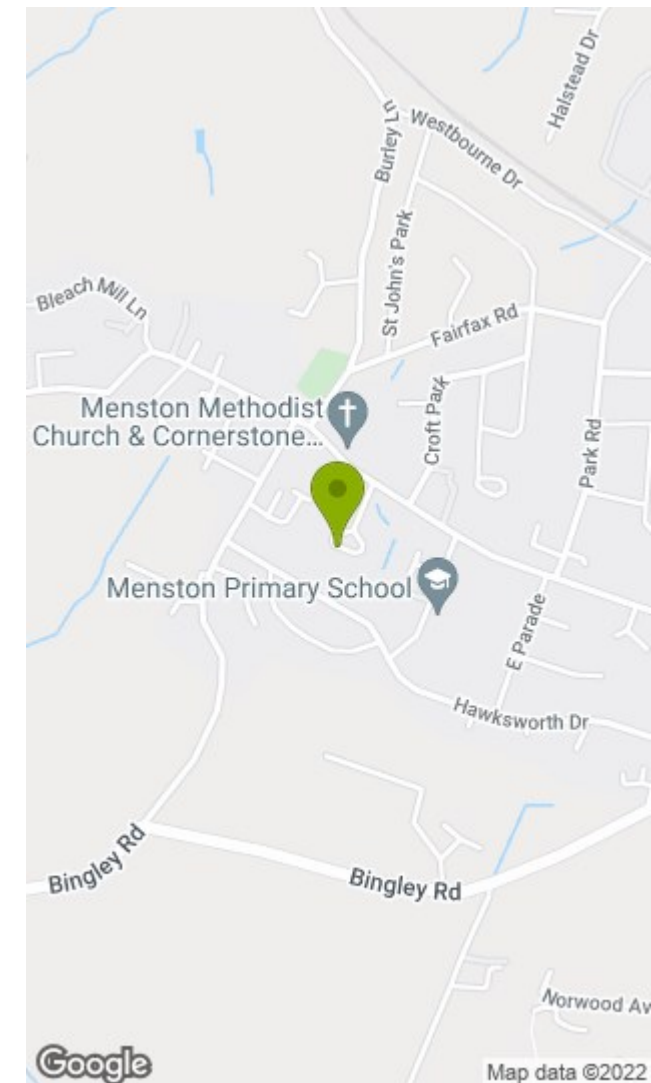


1ST FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.0 SQ.M.)**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	83
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(21-34) <b>E</b>		
(11-20) <b>F</b>		
(1-10) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



