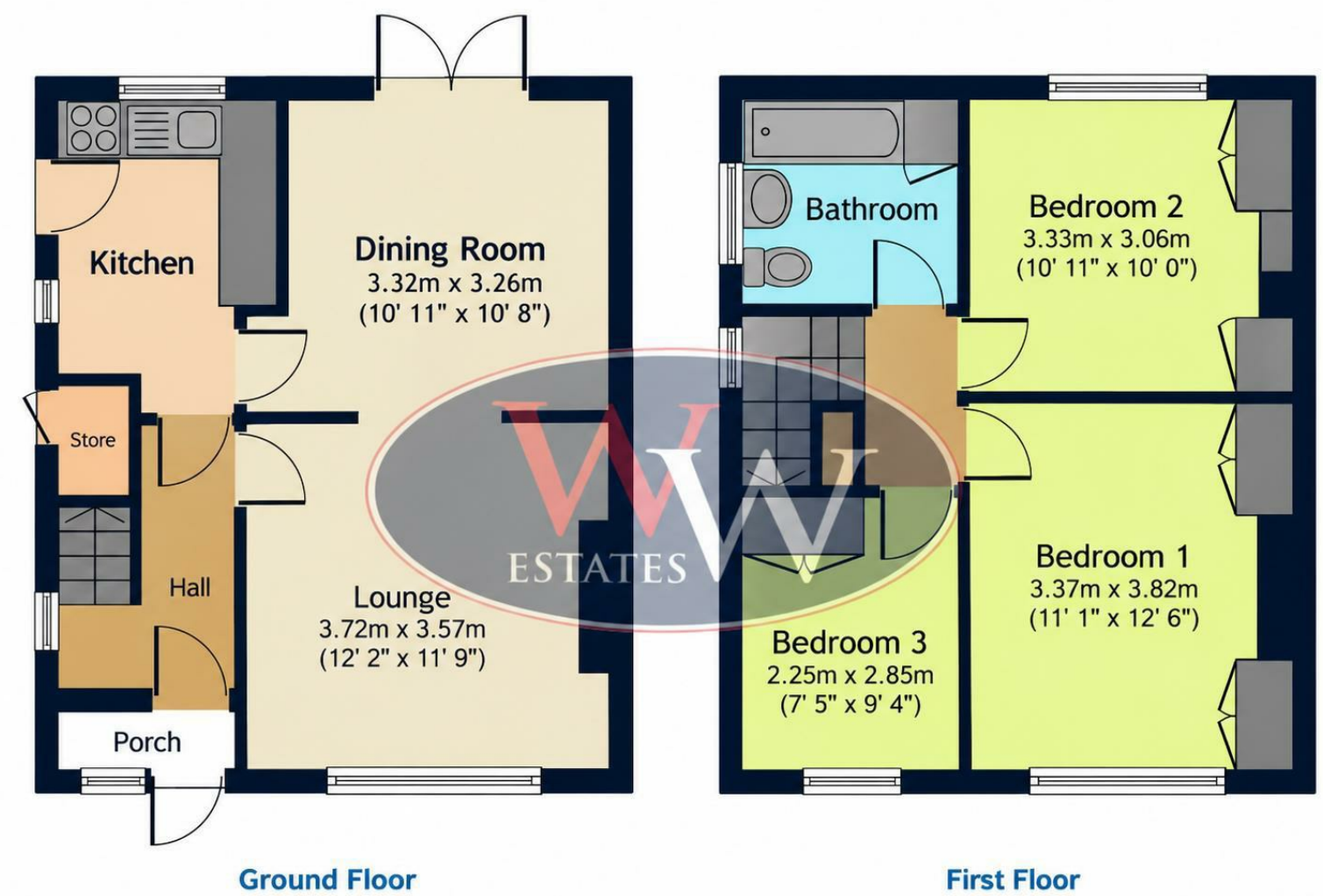
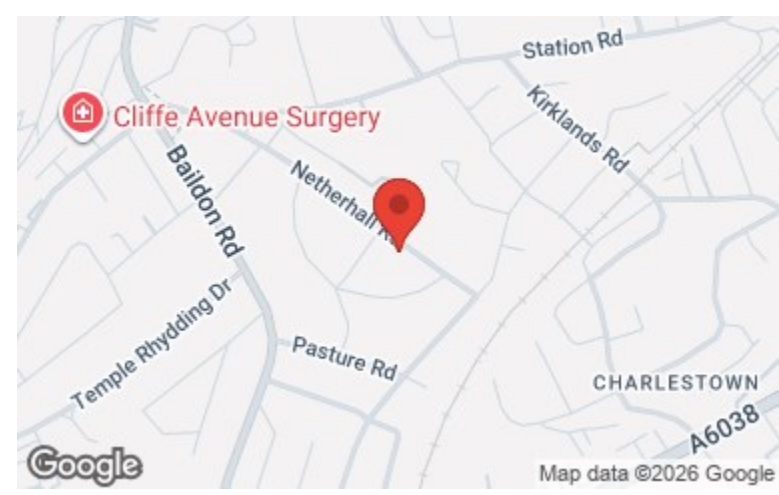
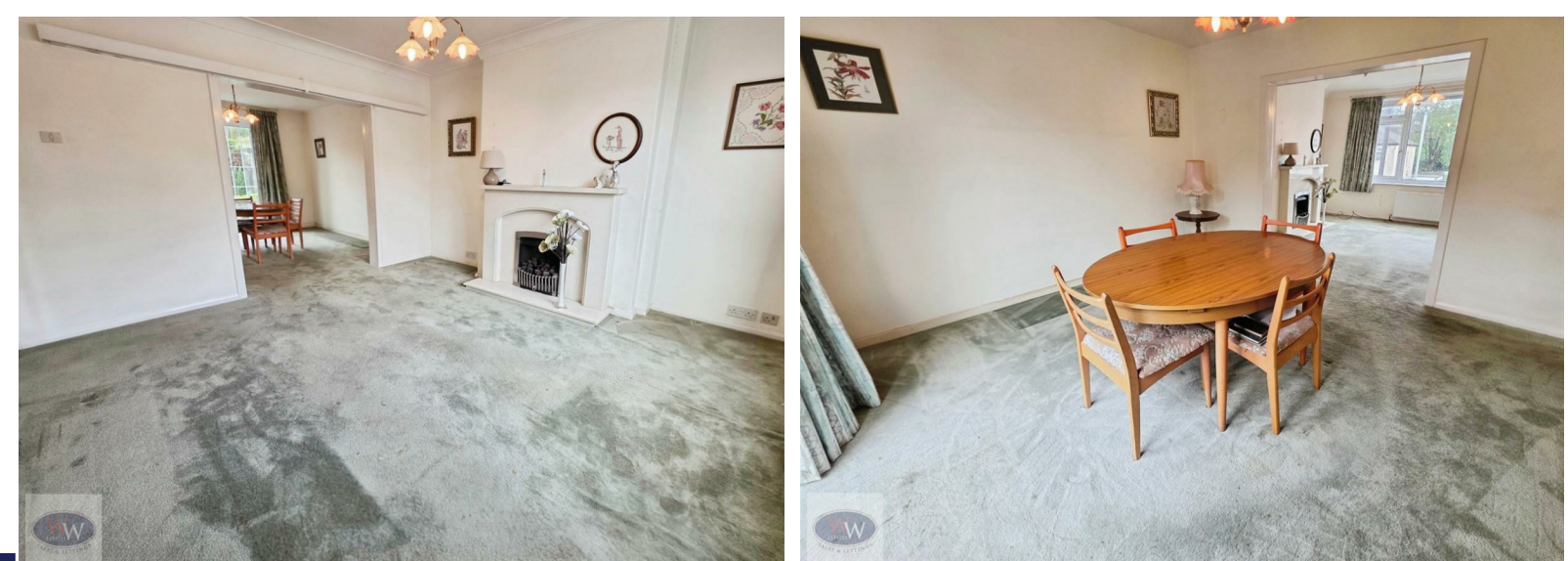




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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Offers Over £250,000 Freehold

**** No Onward Chain ** Traditional Three Bedroom Semi-Detached Home ** Large South-West Facing Rear Garden ** Driveway & Garage ** Through Lounge / Dining Room ** Two Double Bedrooms ** Separate Kitchen ** Close To Amenities & Bus Routes ****

A traditional three bedroom semi-detached home, offered with ****NO ONWARD CHAIN****, vacant possession & excellent potential for buyers looking to modernise & create a home to their own taste.

The property is approached via a driveway providing off-road parking, with access to the garage & a stepped front garden.

Internally, the entrance porch opens into the hallway with useful storage. To the front is a spacious lounge with feature fireplace, flowing through into the separate dining area to create a generous open-plan reception space. Double doors from the dining room open directly onto the rear patio & garden, giving the ground floor an excellent connection with the outside space.

The separate side kitchen is fitted with a range of wall & base units, work surfaces & space for appliances, with direct access towards the rear.

To the first floor are three bedrooms, comprising two good-sized doubles with fitted wardrobes & a single bedroom with storage, The house bathroom includes a bath, separate shower enclosure, WC & wash basin.

Externally, one of the property's strongest features is the large south-west facing rear garden offering a combination of patio, lawn, established planting & excellent potential for landscaping or family use. A driveway & garage provide further practical appeal.

Situated close to local amenities, schools, bus routes & commuter links, this is an ideal opportunity for families, first-time buyers or purchasers looking for a traditional Baidon home with space, parking & plenty of scope to improve.

****Early viewing is strongly recommended.****

Property Misdescription Act

These particulars, including any floorplans, measurements, photographs and descriptions, have been prepared in good faith and are believed to be accurate to the best of our knowledge. They are intended as a general guide only and should not be relied upon as statements of fact or as forming part of any contract.

All measurements, dimensions and floorplans are approximate and are provided for identification and illustrative purposes only. Prospective purchasers should satisfy themselves as to the accuracy of the information provided.

