



£140,000

MASSIVE POTENTIAL TO EXTEND* *TWO-THREE BEDROOMS* *LARGE REAR GARDEN* *POPULAR LOCATION* *IDEAL FOR FIRST TIME BUYERS & INVESTORS* *CLOSE TO LOCAL SCHOOLS & AMENITIES

Townend Estate Agents offer for sale this two bedroom semi-detached property. Standing in a very large (approx 100ft) rear garden, this well presented semi has great potential to extend to form three or four bedrooms (subject to planning). A third bedroom can easily be formed by converting the loft space as many houses in the area have already done. The property benefits from gas central heating, UPVC double glazing and an additional downstairs W/C. The property comprises briefly: Entrance lobby, side porch, Lounge, dining-kitchen, cloaks w/c, two double bedrooms, bathroom. Well stocked garden to the front and a very large, level lawned garden to the rear.

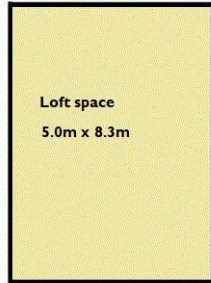
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) 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 energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		