



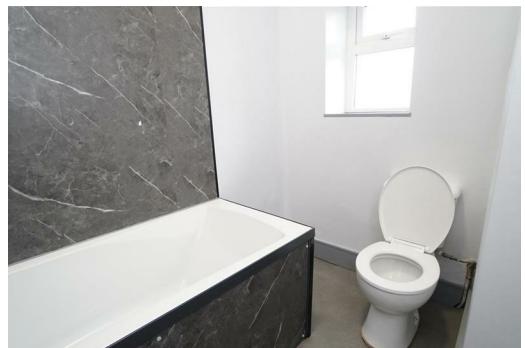
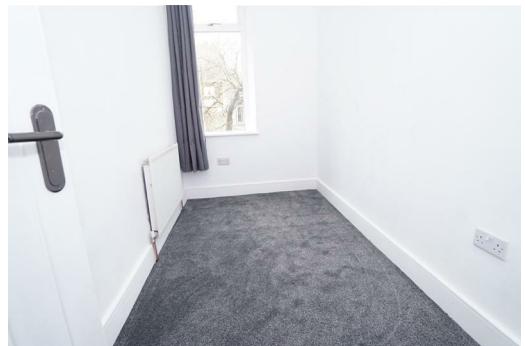
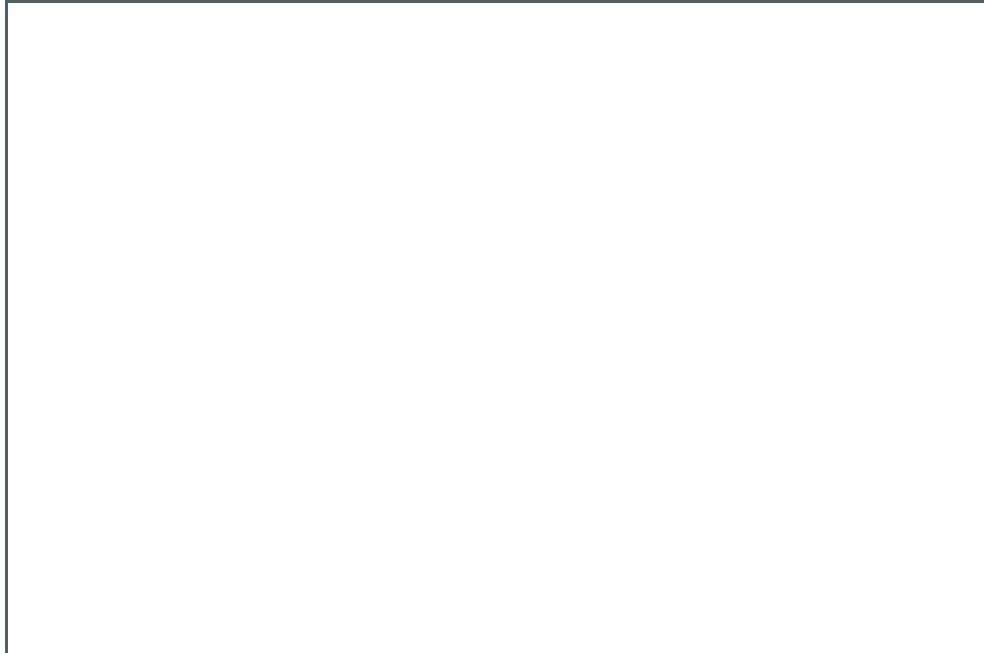
**£800**

**\*TWO BEDROOM\* \*RENOVATED THROUGHOUT\* \*IMMACULATEDLY PRESENTED\* \*QUIET BACKWATER LOCATION\***

Townend Estate Agents offer to let this two bedroom mid terrace property. Located in a quiet backwater location, giving it a semi-rural feel. Benefitting from modern decor, new kitchen & bathroom, gas central heating and small yard to the front.

Ask us about....





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	A	
(81-91)	B	B	
(69-80)	C	C	
(55-68)	D	D	
(29-54)	E	E	
(21-38)	F	F	
(11-20)	G	G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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 OR 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.