







\*\*\*\* IDEAL FOR AN INVESTOR OR FIRST  
TIME BUYER \*\*\*\*

This modern property offers a porch,  
lounge and kitchen, two first floor  
bedrooms and a bathroom. Parking,  
carport, garage and a garden.





## **PORCH**

Entrance door into the porch with door to the lounge.

## **LOUNGE**

Window, radiator, stairs to the first floor.

## **KITCHEN**

Fitted units, work surfaces and a sink and drainer unit, appliance spaces, window and door to the garden.

## **FIRST FLOOR LANDING**

Doors to -

## **BEDROOM 1**

Window and radiator.

## **BEDROOM 2**

Window and radiator.

## **BATHROOM**

Panel enclosed bath, wash hand basin, low flush wc, radiator and window.

## **OUTSIDE**

Front drive, carport and a single garage. Rear paved garden.











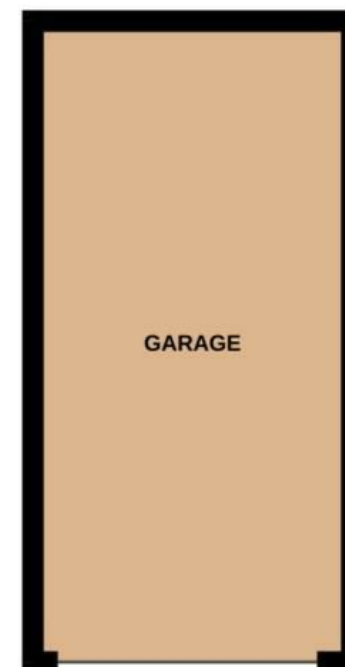
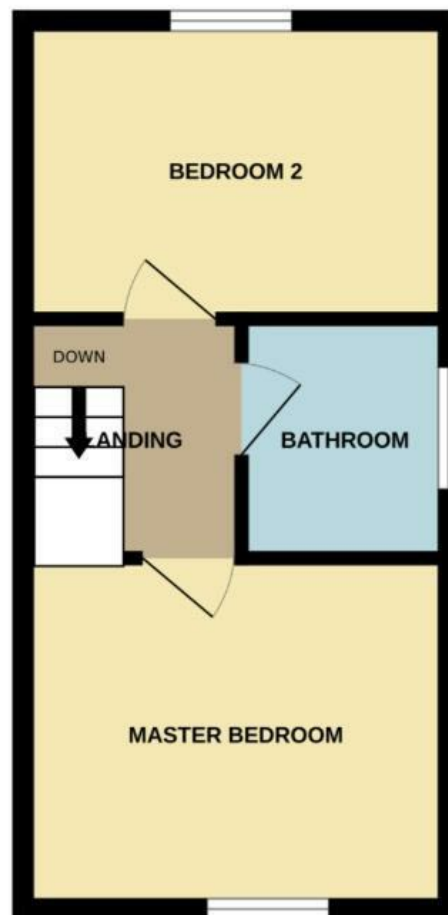
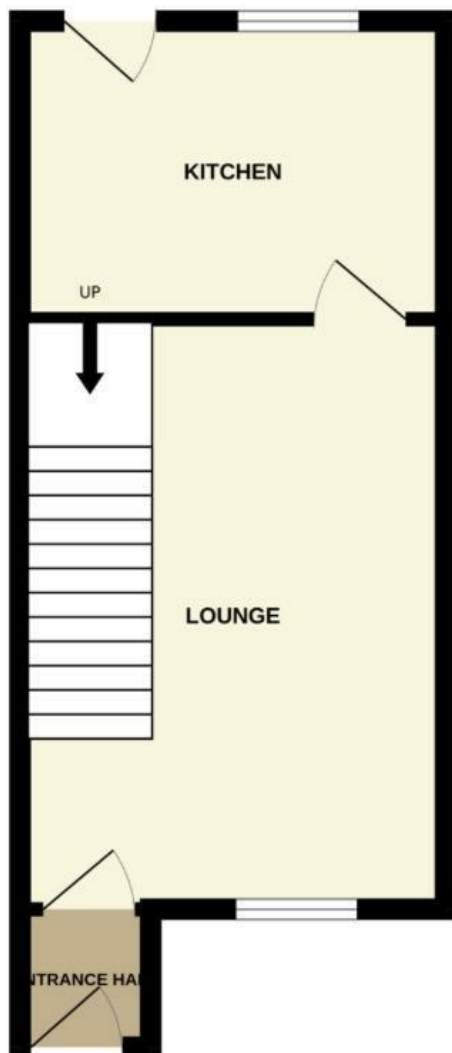






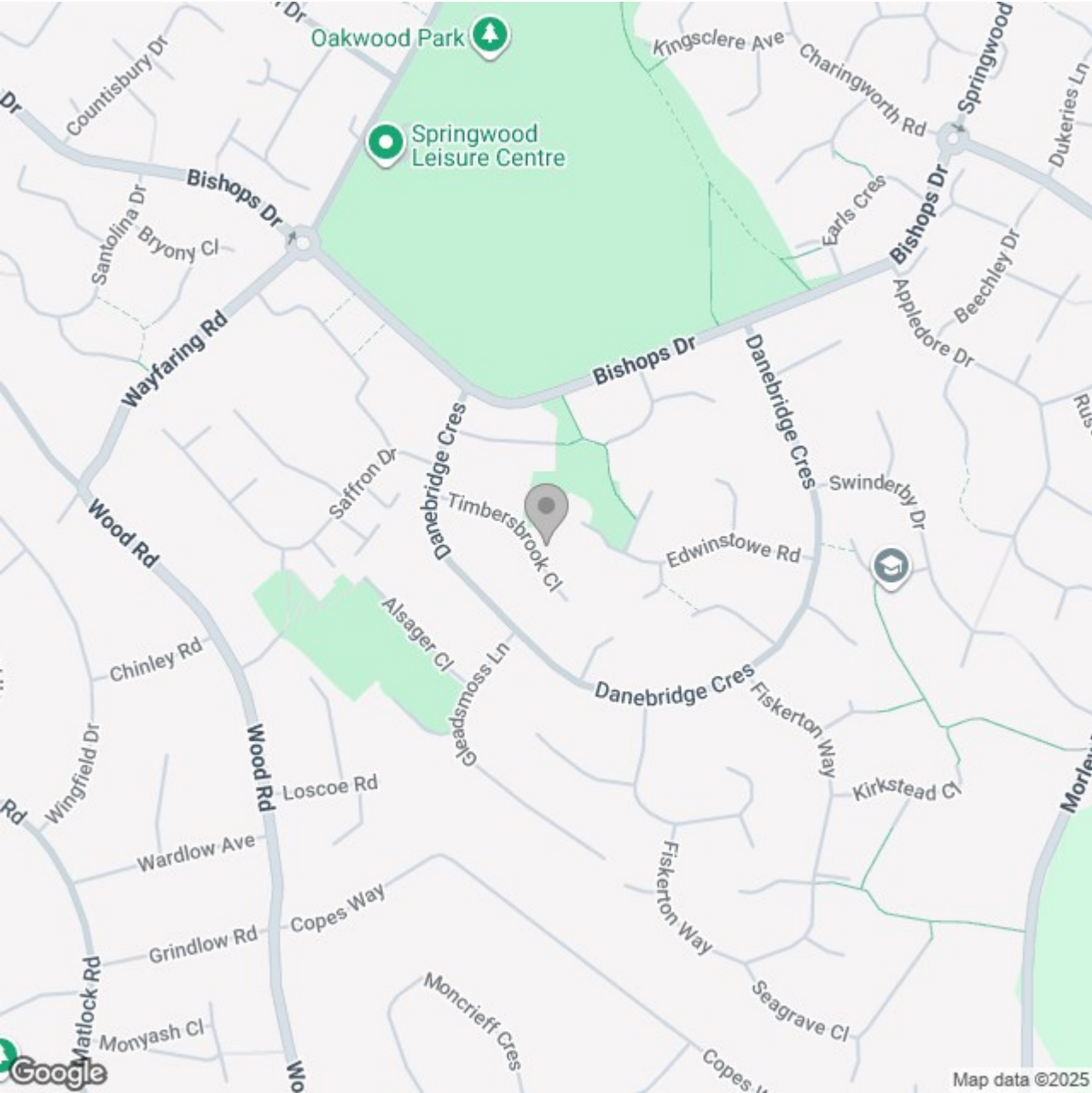












### Energy Efficiency Rating

	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		

England & Wales

EU Directive 2002/91/EC 