





\*\*\*\* 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.

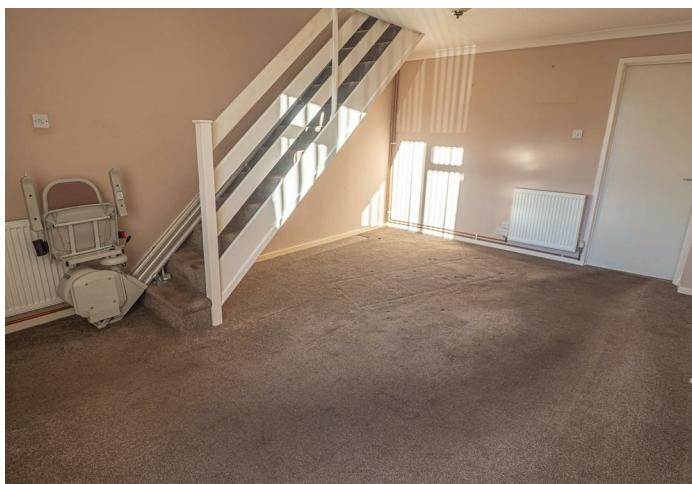
## BATHROOM

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

## OUTSIDE

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





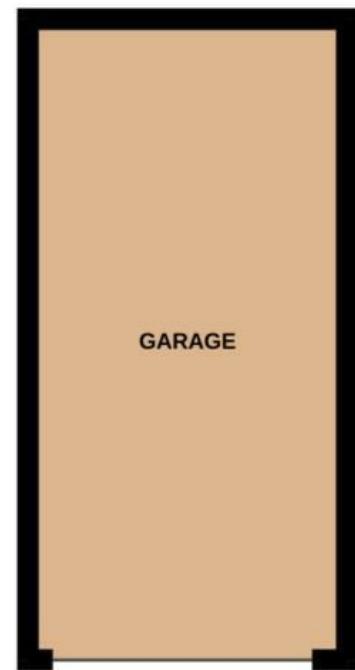
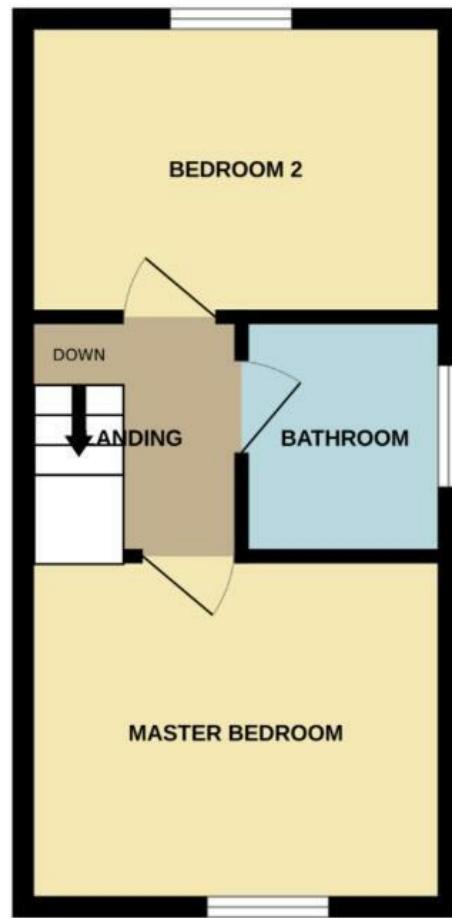
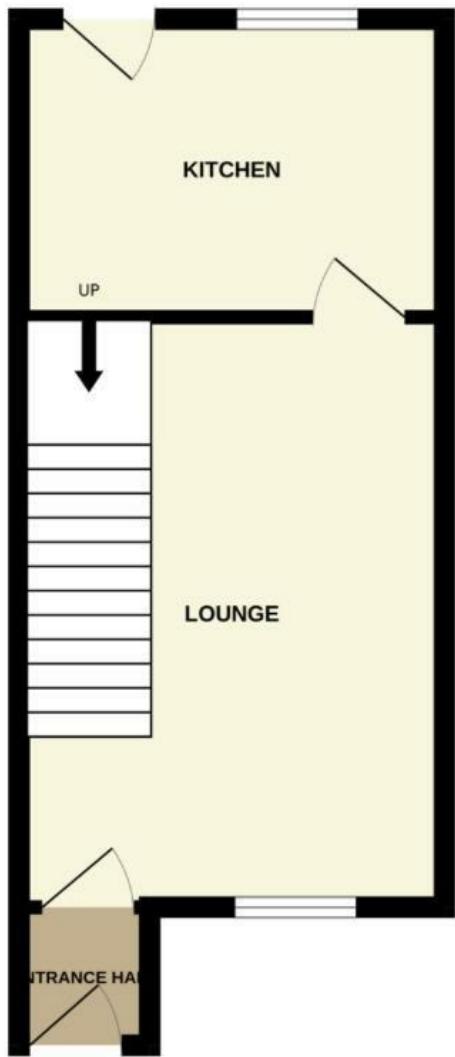




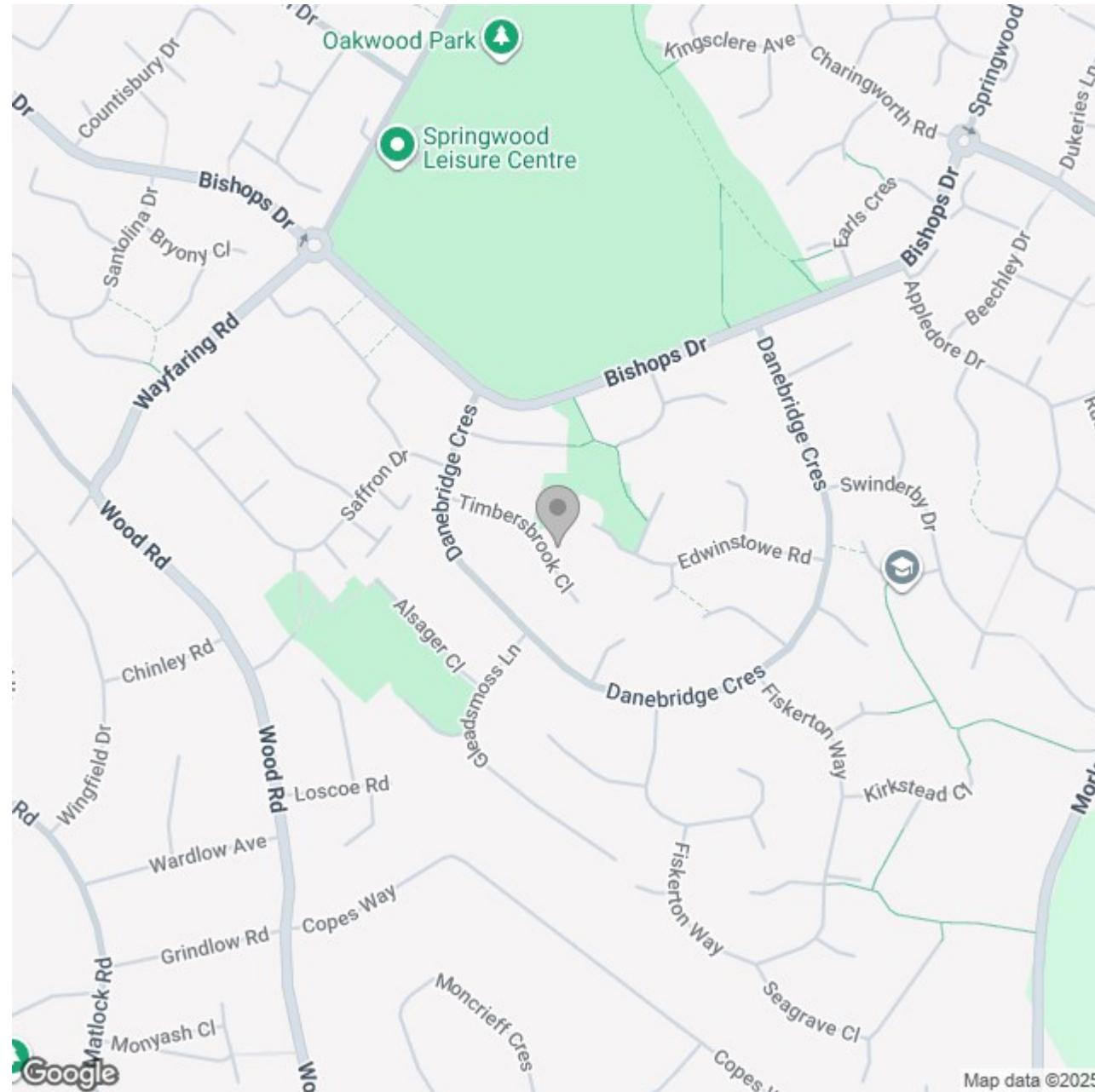












## Energy Efficiency Rating

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