





\*\*\*\* OPEN VIEWS TO THE REAR \*\*\*\*  
KITCHEN DINER WITH DOOR ONTO THE GARDEN \*\*\*\* This is a perfect two bedroom modern property in an idyllic position. The property benefits from a gas central heating system and upvc double glazing. In brief the property offers a hall, lounge with dining area and a fitted breakfast kitchen. Two double bedrooms and a modern shower room. Long drive, front and rear gardens with a lovely view and good size workshop/shed. Within the last 2 years the owners have installed new windows and doors and a new shower room. **PERFECT FIRST TIME BUYER HOME.**



## HALL

Entrance door into the hall with stairs to the first floor and a door to -

## LOUNGE DINER

Upvc double glazed windows to the front and side, radiator and door to -

## BREAKFAST KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Upvc double glazed window and door to the garden, radiator, plumbing and space for a washing machine, electric cooker included in the sale.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM 1

Storage cupboard, upvc double glazed window and radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

## SHOWER ROOM

Walk-in shower, low flush wc, wash hand basin, upvc double glazed window and ladder style radiator.

## OUTSIDE

Front lawn and long side drive. Gated access to an enclosed rear garden offering a lawn seating areas and a good size shed/workshop.









## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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	