





**** 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		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC