





ABODE are pleased to offer this well presented two bedroom terrace house in Newhall. The property is sold with a tenant in situ currently paying £800 pcm. The accommodation comprises of spacious lounge, modernised fitted kitchen, utility area and modern bathroom on the ground floor while to the first floor there are two double bedrooms. Outside to the front is a low maintenance garden with entrance into the property while to the rear is a good size garden mainly laid to lawn with patio area. Call ABODE to arrange your viewing.



## LOUNGE

Entrance door into the lounge with a feature fireplace with log burner, radiator and upvc double glazed window.

## KITCHEN

Fitted units with work surfaces, sink and drainer unit, appliance spaces. Upvc double glazed window, storage cupboard.

## UTILITY ROOM

Cupboards, work surface, appliance spaces, upvc double glazed window and door.

## BATHROOM

Panel enclosed bath with shower and shower over, wash hand basin, low flush wc, upvc double glazed window and radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window and a radiator.

## BEDROOM 2

Upvc double glazed window and a radiator.

## OUTSIDE

Extensive garden with lawn and paved patio.











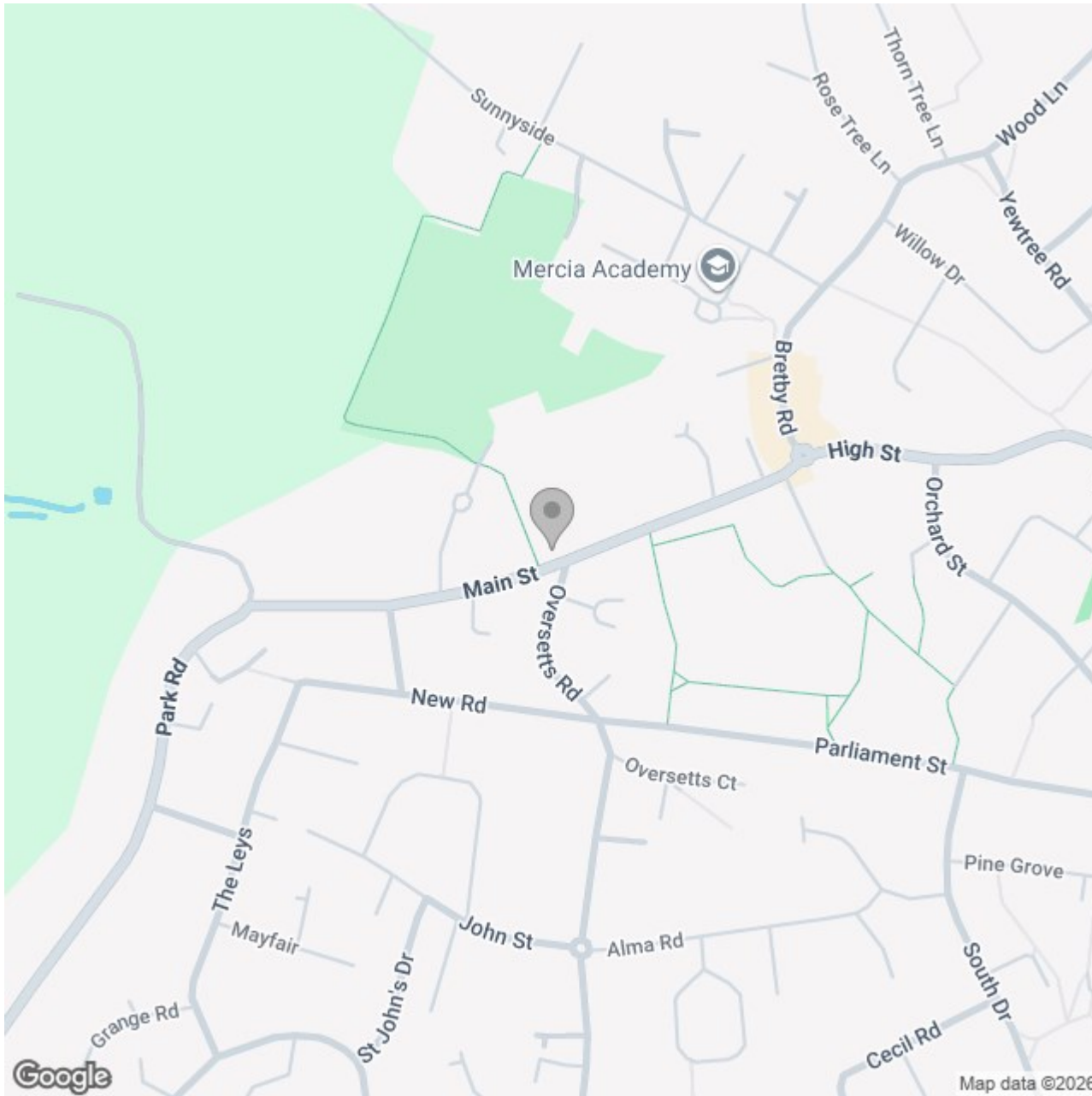












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>70</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	