





IMPRESSIVE MODERN PROPERTY ON A  
POPULAR DEVELOPMENT. In brief the  
property offers a hall and guest  
cloakroom, lounge and a kitchen diner.  
Three first floor bedrooms and a  
bathroom, side drive and a rear garden.

## **HALL**

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## **CLOAKROOM**

Low flush wc, wash hand basin and a radiator.

## **KITCHEN DINER**

Fitted units with work surfaces and a sink and drainer unit. Fitted oven, hob and microwave, integrated fridge freezer, radiator and a upvc double glazed window.

## **LOUNGE**

Doors onto the garden and a radiator.

## **FIRST FLOOR LANDING**

Doors to -

## **BEDROOM 1**

Upvc double glazed window and a radiator.

## **BEDROOM 2**

Upvc double glazed window and a radiator.

## **BEDROOM 3**

Upvc double glazed window and a radiator.

## **BATHROOM**

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

## **OUTSIDE**

Side drive and an enclosed rear garden.









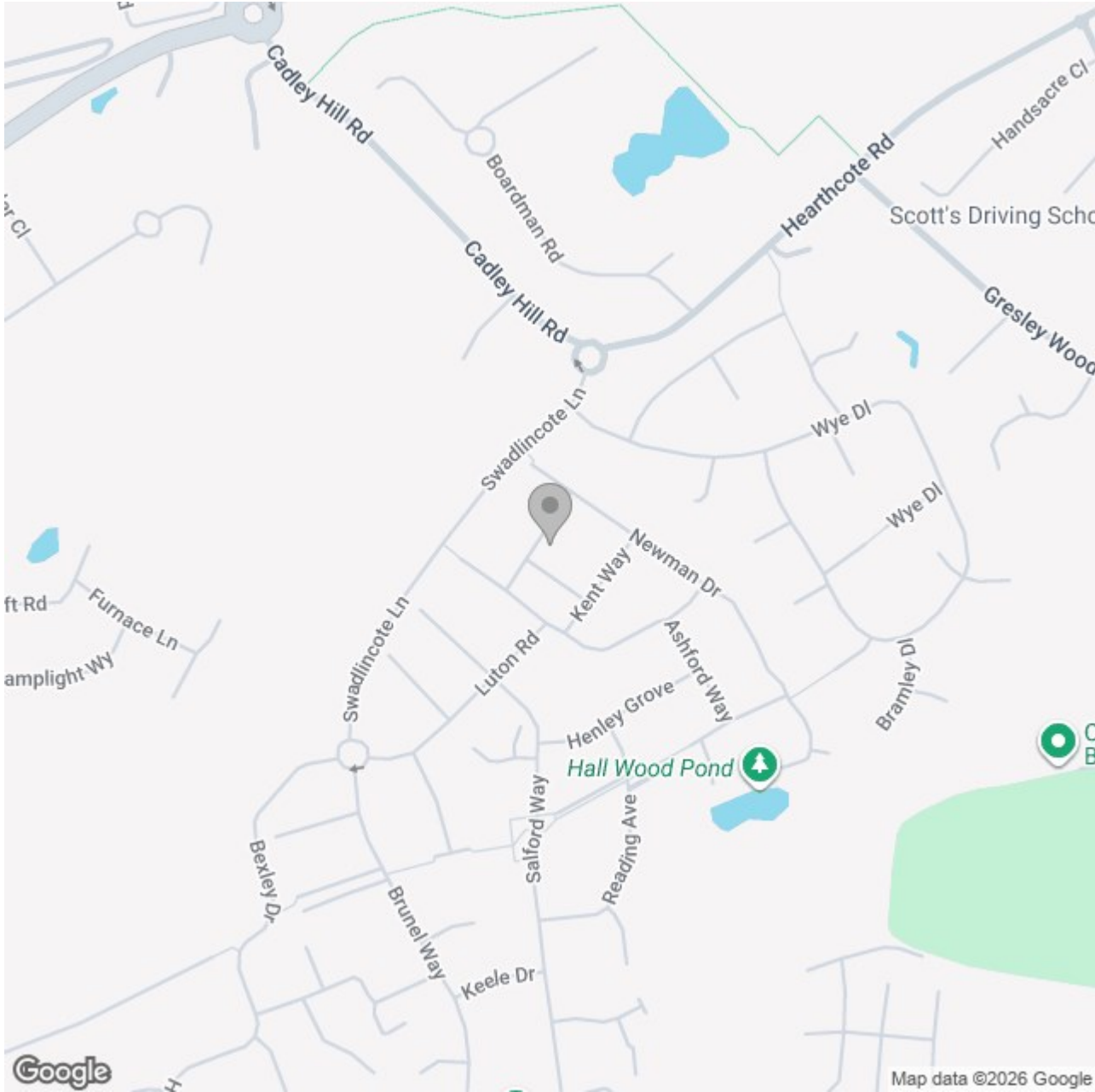












| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               | 90        |
| (69-80) C                                   | 78                                                                                                            |           |
| (55-68) D                                   |                                                                                                               |           |
| (39-54) E                                   |                                                                                                               |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |