



This very well presented semi-detached home is ideally located with park & riverside walks close at hand along with junction 12 of the M4 motorway being conveniently located.

The property comprises three bedrooms, modern bathroom suite, living room, impressive kitchen and a single garage with driveway parking to the front.

To the rear is a 30ft garden with a southerly aspect and gated side access. The property has gas radiator heating, double glazed windows and no onward chain complications.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Well presented semi-detached home
- Three bedrooms and modern bathroom
- Impressive kitchen
- No onward chain complications
- 30ft rear garden
- Garage & driveway parking





## Further details

### Additional information (Part B)

#### Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

For an indication of specific speeds and supply of broadband and mobile, we recommend buyers go to the Ofcom website "Broadband and mobile coverage checker"

#### General comment

There was a significant successful insurance claim for Fire Damage in 2014.

# Floorplan

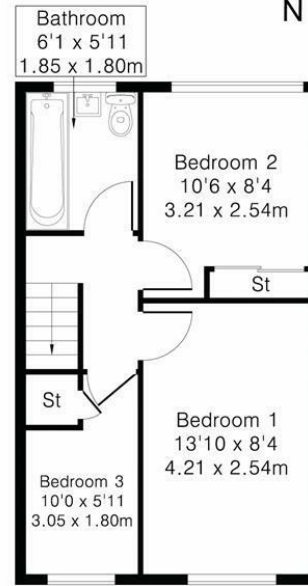
Approximate Gross Internal Area 864 sq ft – 80 sq m  
(Including Garage)

Ground Floor Area 517 sq ft – 48 sq m

First Floor Area 347 sq ft – 32 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>		74	
(69-80) <b>C</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			
England & Wales		EU Directive 2002/91/EC	

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