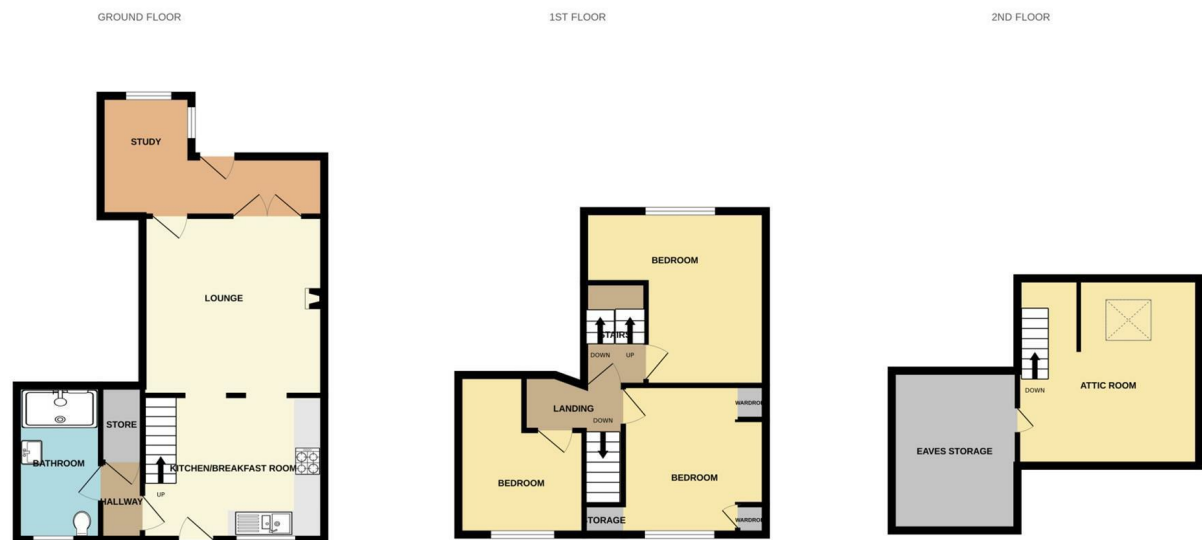




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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		
England & Wales	EU Directive 2002/91/EC	

Crowther|Key

SALES

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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DECEPTIVELY SPACIOUS PROPERTY OF CHARM AND CHARACTER. Nicely situated on this extremely popular road and reputedly one of the oldest properties on the road, a semi-detached house with gas central heating and UPVC double glazing. Entrance porch/study area, lounge, kitchen, side hall, shower room, 3 bedrooms, staircase to large attic room (no building regs). Driveway parking and private court garden. VIEWING HIGHLY RECOMMENDED.

Full description

Entrance Porch/Study (16ft 3in x 8ft 9in @max)

UPVC windows, double radiator, tiled floor, composite front door.

Lounge (13ft 4in x 13ft)

Multi fuel stove, designer collum radiator, UPVC window.

Kitchen (10ft 6in x 10ft 6in)

Attractive floor units with oak worktops, gas cooker point, stainless steel extractor hood, plumbing for washing machine, inset sink unit, under stairs store cupboards, double radiator, New Worcester Bosch combi boiler.

Side Hall

With large walk-in cupboard.

Shower Room

New Large shower enclosure & low flush W/C, wash hand basin in vanity unit, designer collum heated towel radiator, UPVC window, tiled walls and floors.

Bedroom (10ft 6in x 10ft 4in)

UPVC window, double radiator, built in wardrobes and cupboards.

Bedroom (11ft 4in x 9ft 3in)

UPVC window, radiator.

Landing

Under stairs cupboard.

Bedroom (13ft x 8ft 8in + bed recess 5ft 1in x 4ft 10in)

Built in bed, UPVC window, double radiator.

Attic room (13ft 8in x 13ft 3in @max sloping ceiling) No Building Regs

Velux window.

Outside

Very attractive court garden to front, Driveway parking to rear with large garden shed.