



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.
Made with Metropix 6/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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VIDEO TOUR AVAILABLE!! Open views to the rear. This fantastic detached, three-bedroom family home comprises of hallway, lounge, dining room, kitchen, lounge, conservatory, THREE bedrooms and integrated garage. VIEWING HIGHLY RECOMMENDED!!

Full description

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Hallway:

Downstairs W/C:

Lounge:

(15ft 5in x 1ft 6in)

Dining Room:

(17ft 5in x 8ft 10in)

Kitchen:

(16ft 1in x 7ft 3in)

Conservatory:

(7ft 2 x 4ft 9in)

Bedroom 1:

(12ft 2in x 1ft 2in)

Bedroom 2:

(12ft 2in x 8ft 2in)

Bedroom 3:

(8ft 6in x 8ft 6in)

Bathroom:

(8ft 2in x 5ft 11in)

Integrated Garage:

(16ft 5in x 8ft 2in)

Outside:

To the front is well maintained garden with off road parking for a few cars. The rear garden comprises a well kept lawn and patio area. Open views to the rear.