

England & Wales		EU Directive 2002/91/EC
<p>Potential</p> <p>87</p>	<p>Current</p> <p>70</p>	<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>





A modern two bedroom, two bathroom City centre terrace house offered for sale chain free, with allocated parking. Presented in good decorative condition throughout to include fitted wardrobes to both double bedroom, a well constructed double glazed conservatory to rear and useful loft space. In our opinion this property would make a superb purchase for a downsizer, first time buyer or commuter providing easy access to the station. Viewing highly recommended.

Entrance Hall

A UPVC part glazed front door. Coved ceiling. Radiator. Wood effect flooring. Cupboard housing water softener. Stairs to first floor. Leading to:-

Kitchen

Double glazed bay window to front fitted with shutter blinds. A modern range of wall and base units with work surface over. Sink with mixer tap. Integrated electric oven with ceramic and dishwasher. Space for fridge/freezer. Coved ceiling. Wood effect flooring. Opening onto:-

Living Room

Coved ceiling. Radiator. Wood effect flooring. Double glazed doors leading to conservatory.

Conservatory

A half brick built conservatory with double glazed windows and roof.

Landing

Utility cupboard housing washing machine. Door to:-

Master Bedroom

A spacious double bedroom with double glazed windows to rear. Coved ceiling. Radiator. A range of fitted wardrobes and draws. A secure drop down ladder providing access to loft space. Door to:-

En-Suite

Glazed shower cubicle with mains over head shower and detachable wand. Vanity wash hand basin with mixer tap. WC. Vinyl flooring. Heated towel rail. Extractor fan.

Bedroom Two

Double glazed windows to front. Coved ceiling. Fitted wardrobes concealing Worcester gas combination boiler. Additional built in wardrobe. Coved ceiling.

Bathroom

A modern white suite comprising: Panelled bath with glazed screen, mixer tap and mains shower over. Vanity wash hand basin. WC. Heated towel rail. Vinyl flooring. Double glazed window to front

Loft

A usable loft space with a sturdy drop down ladder. Velux window providing natural light. Power supply and lighting.

Garden

A south facing courtyard patio garden with fencing to all boundaries and gate leading to parking area. External lighting and power supply.

Parking

Allocated parking space to the rear of the property.

