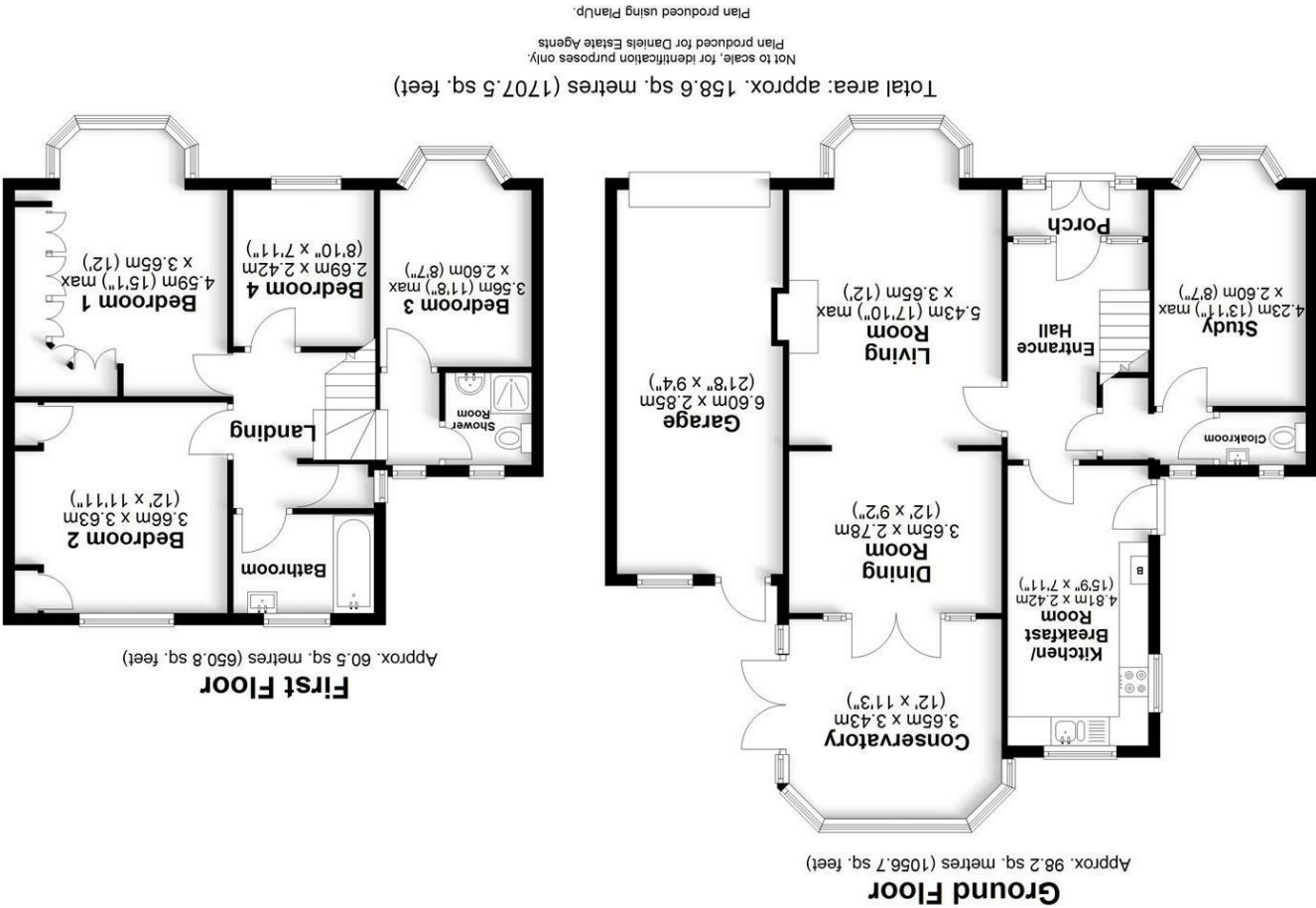


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not energy efficient - lower running costs
		Very energy efficient - lower running costs
54		
70		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not energy efficient - higher running costs
		Very energy efficient - higher running costs
G		
F		
E		
D		
C		
B		
A		
Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not environmentally friendly - lower CO ₂ emissions
		Very environmentally friendly - higher CO ₂ emissions
G		
F		
E		
D		
C		
B		
A		
Environmental Impact (CO ₂) Rating		





An attractive four bedroom family home set on a good sized corner plot approaching 0.2 of an acre in a well regarded residential road close to schooling and amenities including Clarence Park and the mainline station. The property is offered for sale chain free and offers great potential for further enhancement and extension subject to planning consents.

Entrance Porch

Frosted glazed entrance doors with matching sidelights. Further door and wing windows to:

Entrance Hallway

Stairs to first floor. Understairs storage. Doors to:

Living Room

Bay window to front. Parquet flooring. Feature fireplace with with marble hearth and mantle and tiled surround. Archway opening to:

Dining Room

Parquet flooring. French doors to:

Conservatory

Double glazed UPVC conservatory with tiled floor. Radiator. Fitted ceiling fan.

Kitchen/Breakfast Room

Windows to side and rear. Personal door to side. Range of wall and base mounted units with integrated washing machine and dish washer. Space for cooker and fridge freezer Wall mounted Worcester gas boiler. Tiled floor.

Study

Double glazed bay window to front.

Cloakroom

Frosted window to rear. Low level WC and hand basin.

Landing

Double glazed window to rear.

Bedroom One

Bay window to front. Range of built-in wardrobe cupboards.

Bedroom Two

Window to rear. Two built-in cupboards.

Bedroom Three

Double glazed bay window to front.

Shower Room

Double glazed frosted window to rear. Glazed shower cubicle with thermostatic shower. Pedestal wash hand basin. Low level WC.

Bedroom Four

Window to front.

Family Bathroom

Frosted window to rear. Panelled bath with shower over. Vanity unit with inset sink. Low level WC.

Garage

Double glazed window to rear. Personal door to rear. Wooden up and over door.

Exterior

Mature garden laid to lawn with a good range of shrubs and trees. Rear garden fenced to boundaries. Summer house and storage sheds. Dwarf brick wall to front with block paved carriage driveway offering parking for a number of vehicles with garage to side.

