



A VERSATILE FOUR BEDROOM semi detached house with GUEST/GRANNY SUITE IDEAL INVESTMENT or HOME WITH INCOME. The accommodation comprises entrance hall, LOUNGE, 19'5 KITCHEN DINING ROOM, GROUND FLOOR GUEST SUITE, THREE SHOWER ROOMS, SEPARATE WC, DOUBLE GLAZING, GAS CENTRAL HEATING, OFF STREET PARKING, REAR GARDEN, GARDEN OFFICE/PLAYROOM with WC. EPC D.

- FOUR BEDROOM SEMI DETACHED HOUSE
- ONE BEDROOM GUEST/GRANNY ANNEX
- LOUNGE
- 19'5 KITCHEN DINING ROOM
- THREE SHOWER ROOMS + WC
- REAR GARDEN
- GARDEN OFFICE/PLAYROOM WITH WC
- OFF STREET PARKING FOR TWO CARS
- HOME WITH POTENTIAL INCOME
- CURRENTLY LET AT £26,400 P.A.





GROUND FLOOR

ENTRANCE HALL

Laminated wooden flooring.

LOUNGE

Double glazed window, laminated wood flooring, door to:

KITCHEN/DINING ROOM

Double glazed patio doors and windows to REAR GARDEN, fitted kitchen with appliances to include electric oven and hob with extractor hood over, washing machine, dishwasher, fridge/freezer.

CLOAKROOM

Fitted with white suite.

GRANNY/GUEST SUITE

STUDIO ROOM

Double glazed window, feature brick fireplace, wardrobe, ceiling coving, laminated wooden flooring.

SHOWER ROOM

Fitted with white suite.

KITCHEN/BREAKFAST AREA

Fitted kitchen, double glazed window.

FIRST FLOOR

LANDING

BEDROOM 2

Double bedroom, double glazed window, cupboard.

BEDROOM 3

Double bedroom, double glazed window, cupboard.

BEDROOM 4

Single bedroom, double glazed window.

SHOWER ROOM.

Fitted with modern white suite, two frosted double glazed windows.

SECOND FLOOR

MAIN BEDROOM SUITE

Measuring 23'mazimum, double aspect, double glazed windows, kitchenette, door to:

EN SUITE SHOWER ROOM

Fitted with white suite, frosted double glazed window.

EXTERNAL

FRONT GARDEN

Off street parking, side passage to:

REAR GARDEN

Mostly laid to lawn

THE CABIN

Measuring 15'2 x 11'10.

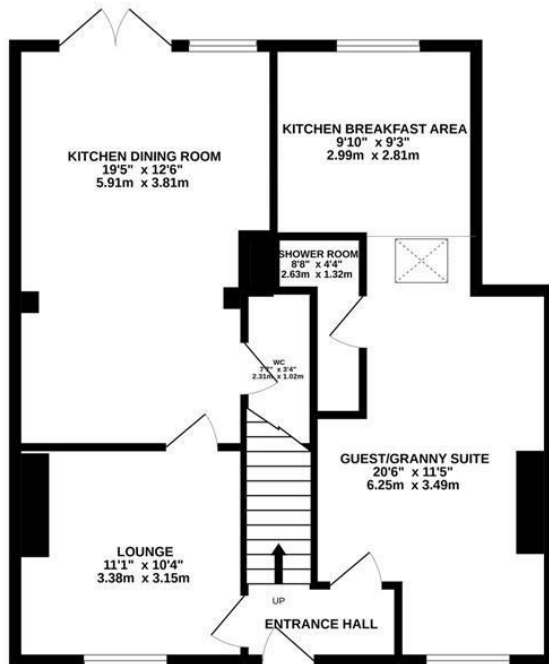
Home office or Games Room

CLOAKROOM.

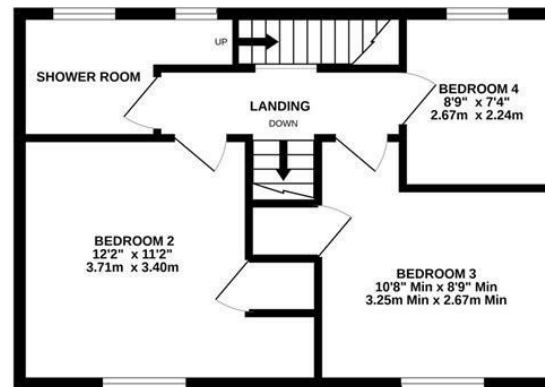
Fitted with white suite.

COUNCIL TAX BAND C - £2,182.92

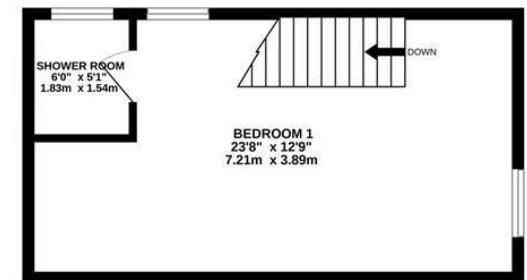
GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



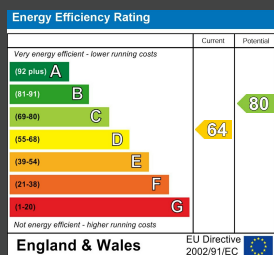
TOTAL FLOOR AREA : 1472 sq.ft. (136.8 sq.m.) approx.

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 PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: C

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

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DISCLAIMER

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