





**\*\* No Chain \*\*** A spacious two double bedroom property in a quiet cul-de-sac location within the popular village of West Row. The property comprises lounge/diner, kitchen, conservatory, enclosed rear garden and driveway for multiple vehicles.

**Property Info:**

Tenure: Freehold

Parking: Driveway to front

Gardens: Front & Rear

Heating: Oil central Heating

Doors/windows: Double Glazed

Council tax band: A

EPC rating band: E



#### ENTRANCE HALL

Laminate flooring, door to kitchen, living room, understairs storage area.

#### LIVING ROOM/DINING ROOM

LVT flooring, window to front. window to rear and door to conservatory.

#### KITCHEN

Modern cream kitchen with a range of wall and base units, tiled splash back, space for cooker with extractor over, stainless steel sink, window to rear, laminate flooring.

#### CONSERVATORY/UTILITY AREA

LVT flooring, window to rear, oil fired boiler, space for washing machine, door to rear garden.

#### FIRST FLOOR

#### BEDROOM ONE

Double bedroom with window to front, radiator and carpet flooring.

#### BEDROOM TWO

Double bedroom with window to rear, built in wardrobes, carpet flooring.







#### SHOWER ROOM

Double shower with shower boarding, splash back surround, window to rear, sink, WC, stainless steel radiator, spot lighting.

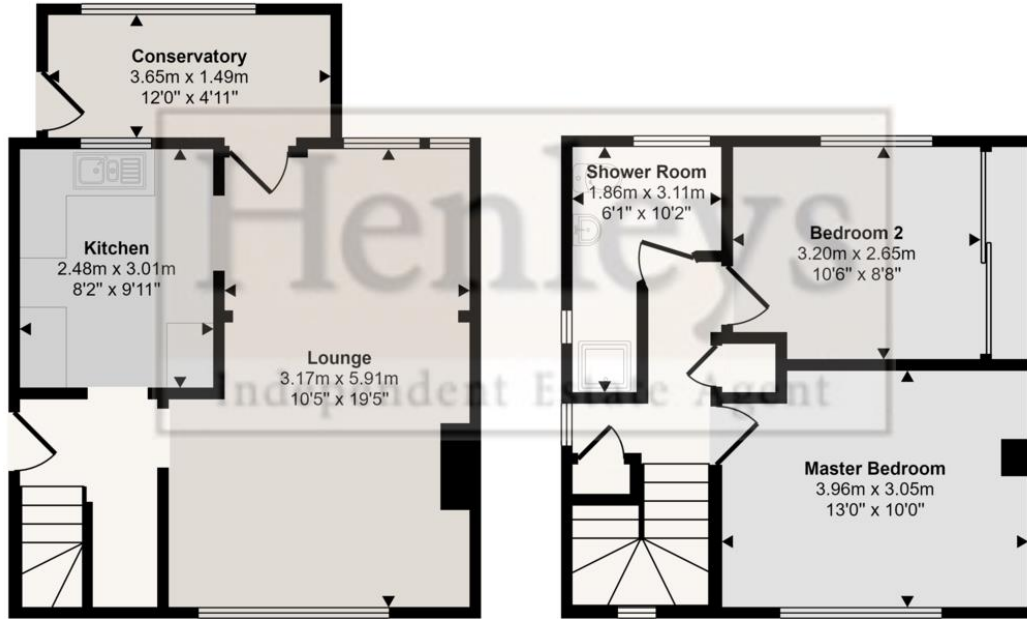


#### OUTSIDE

The front of the property has a driveway for parking for two vehicles.

The rear garden has a patio area and lawn. Outside tap, oil tank and storage sheds.

Approx Gross Internal Area  
75 sq m / 805 sq ft



Ground Floor  
Approx 40 sq m / 432 sq ft

First Floor  
Approx 35 sq m / 373 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		