







This two bedroom semi detached property is offered to the market with no onward chain. The property benefits from a cul de sac position, off road parking, modern kitchen, conservatory and is located in a popular location.

Tenure: Freehold

Council Tax Band: A

EPC: D

Property Type : Semi-Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 665

Parking: Off Road Parking

Utilities / Services

Electric Supply: Mains

Heating: Electric

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No

HALLWAY

Laminate flooring, stairs to first floor.



### KITCHEN

Laminate flooring, cream Shaker style base and wall units, granite effect work surface, ceramic hob with extractor over, oven, integrated fridge, sink with mixer tap, window to front.

### LIVING ROOM

Laminate flooring, under stairs cupboard, french doors to conservatory.

### CONSERVATORY

Laminate flooring, blinds, french doors to garden.

### BEDROOM 1

Carpet flooring, built in wardrobes, window to front.

### BEDROOM 2

Carpet flooring, window to rear.

### BATHROOM

Vinyl flooring, bath with shower over, tiled splash back, pedestal sink, toilet, window to rear.

### OUTSIDE

Front: Allocated off Road Parking.

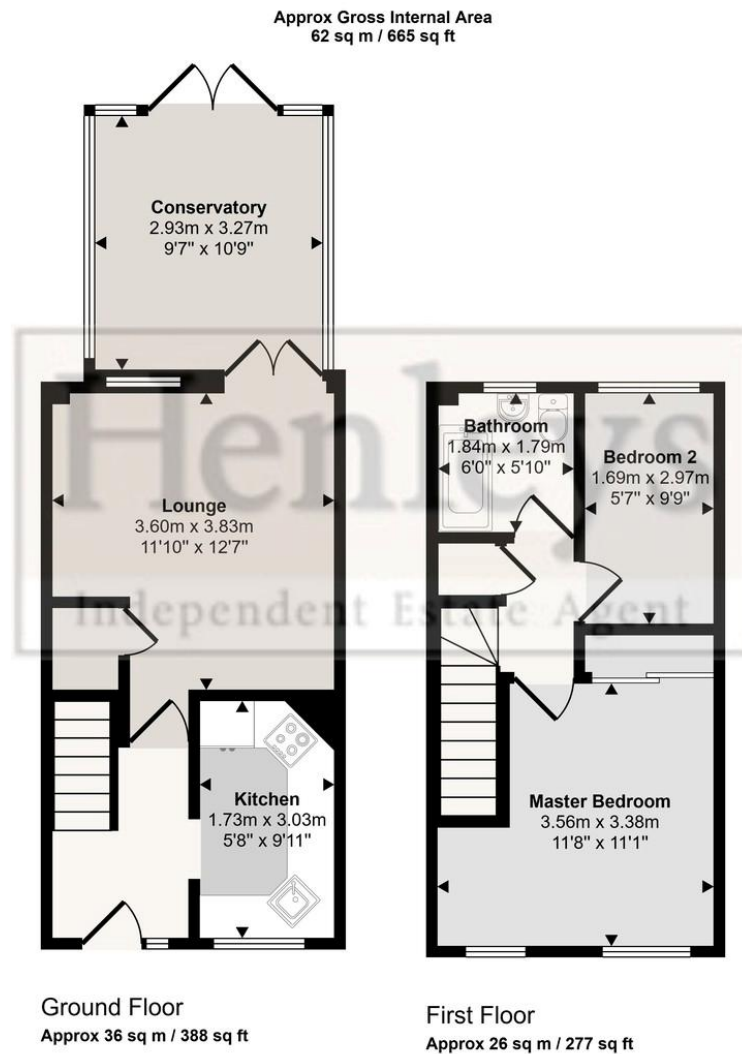
Rear: Patio area, artificial grass, mature shrubs, shed, rear gate.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		