







We are please to offer this Modern 3 bedroom property Chain Free. The property benefits from modern kitchen, lounge, downstairs WC, three bedrooms, master with en suite and enclosed rear garden. There are two allocated parking spaces.

Tenure: Freehold

Council Tax Band: C

EPC: C

Property Type : Mid Terraced

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 858

Parking: Two allocated parking spaces

#### Utilities / Services

Electric Supply: Mains

Heating: Mains Gas

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes



Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No

#### KITCHEN

LVT flooring, cream Shaker style base and wall units, wood effect work surface, tiled splash back, gas hob with extractor over, cooker, space for washing machine and dishwasher, sink with mixer tap, window to front.

### LIVING ROOM

Carpet flooring, window to rear, french doors to garden.

### CLOAKROOM

Vinyl flooring, toilet, pedestal sink with tiled splash back.

### BEDROOM 1

Carpet flooring, window to front, ensuite.

### ENSUITE

Vinyl flooring, toilet, shower, pedestal sink, tiled splash back.

### BEDROOM 2

Carpet flooring, window to rear.

### BEDROOM 3

Carpet flooring, window to rear.

### BATHROOM

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

### OUTSIDE

Front: Two allocated parking spaces.

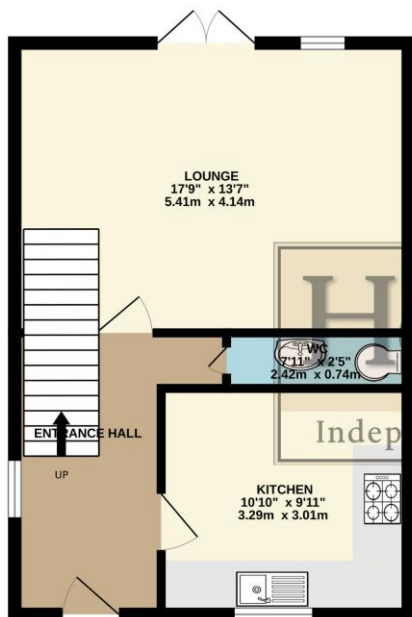
Rear: Patio area and lawn.



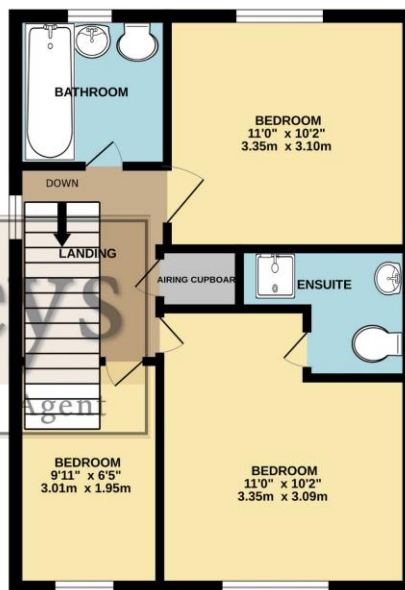




GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.8 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		