

Ida Street,



£89,995

**IH** INGLEBY HOMES









A fine example of its kind, attractive and especially well presented throughout.

Boasting a lovely rear garden that is a credit to the seller, certainly a feature worthy of special mention.

Situated within this popular residential area of Norton, close to fantastic amenities and transport links, with the high street being nearby, with its cafes, bars, restaurants, and shopping.

The property is surprisingly spacious and certainly required internal inspection to be fully appreciated. Very briefly comprising an entrance hall, lounge with feature fireplace, separate family room which offers 'French' doors to the rear patio and garden, with large storage closet, and separate modern rear kitchen on the ground floor. The first floor brings two good double bedrooms, the larger front with a large closet, separate modern shower room.



# The Layout



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



Council Tax Band: A  
Tenure: Freehold





- A fine example of its kind, viewing essential
- Gorgeous rear garden, fully enclosed
- Impressive and attractive throughout
- Separate lounge, dining/family room and modern kitchen
- Two double bedrooms and modern shower room