







\*\*\*\* MODERN PROPERTY PERFECT FOR A  
FIRST TIME BUYER OR INVESTMENT \*\*\*\*

Semi detached property, fitted kitchen,  
lounge and guest cloakroom, two  
bedrooms, bathroom. Drive and a  
garden.





## KITCHEN DINER

Fitted wall. mounted, base and drawer units with works surfaces and a sink unit. Fitted oven and hob, integrated fridge freezer, plumbing and space for a washing machine, radiator, door to the cloakroom.

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## INNER LOBBY

Stairs to the first floor.

## LOUNGE

Upvc double glazed door and window onto the garden, radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window and radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

## BATHROOM

Panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc, radiator and a upvc double glazed window.

## OUTSIDE

Front drive and an enclosed rear garden.









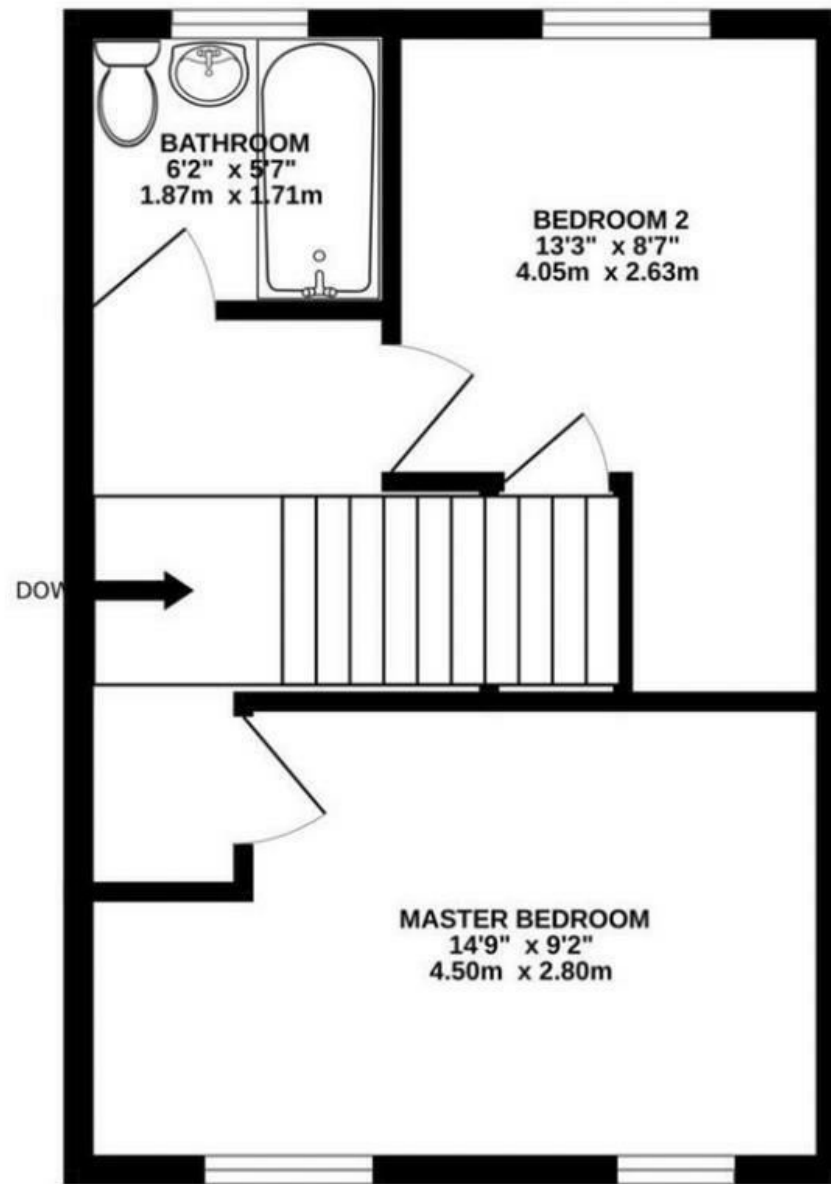
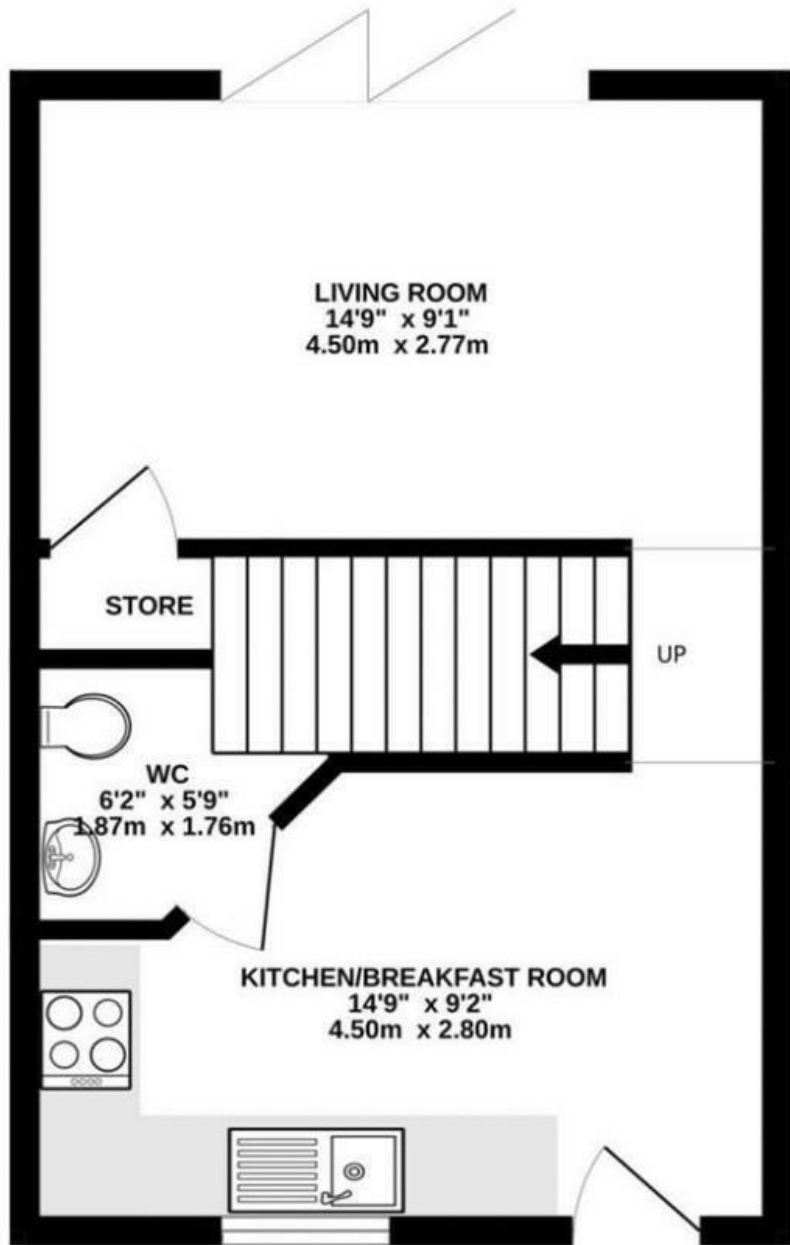






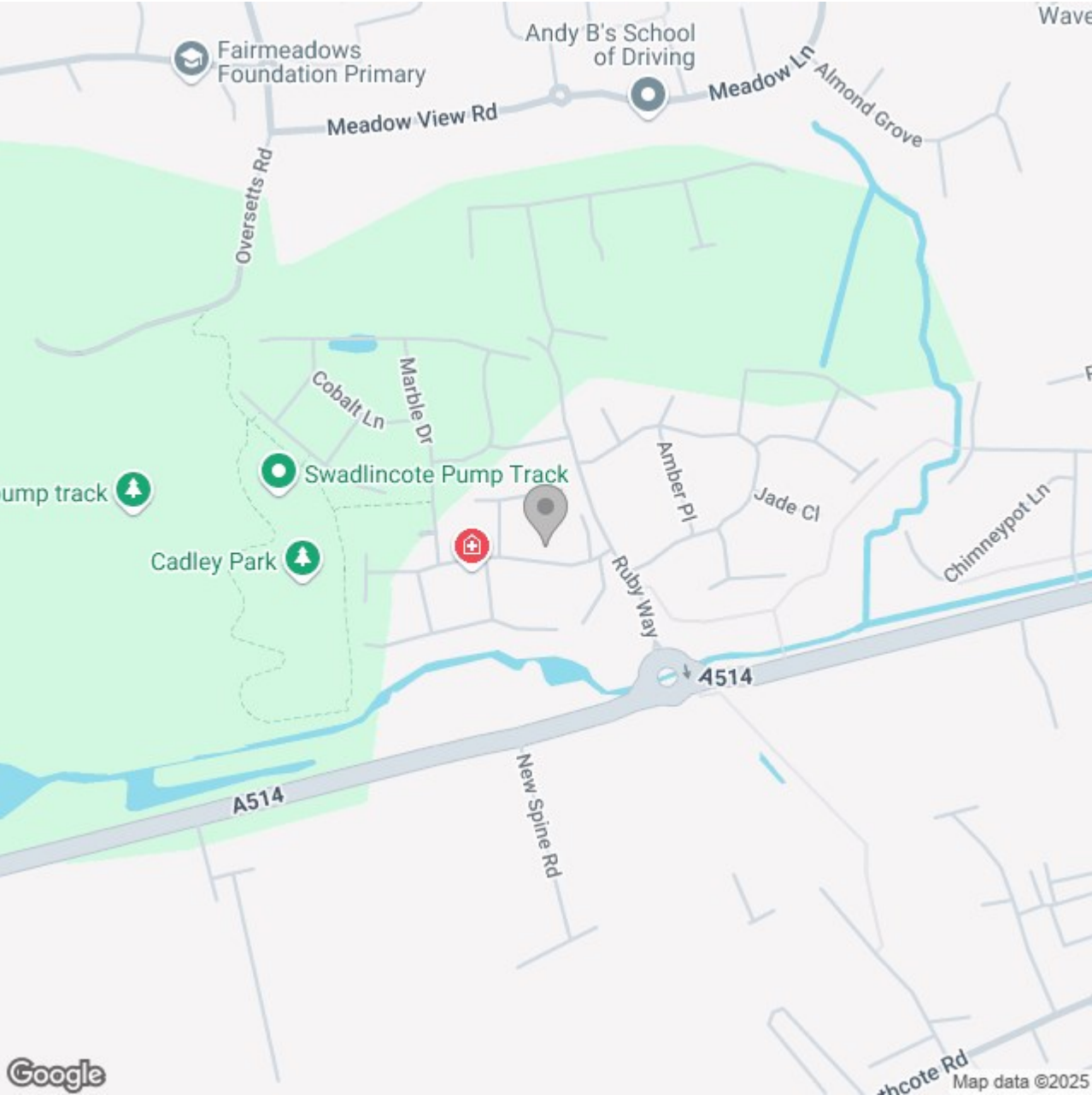












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	