





**\*\* Ideal for First Time Buyers\*\***

Located in a popular area and close to a full range of amenities and schooling.

In brief the property offers a lounge, dining area open through to the kitchen, conservatory, three first floor bedrooms and a bathroom. Front and rear gardens, driveway.



## LOUNGE

13'1" x 12'4"

Upvc double glazed window to the front, radiator, Storage cupboard under the stairs

## DINING AREA

10'10" x 7'11"

Doors to the conservatory and open through to the kitchen.

## KITCHEN

10'10" x 7'5"

Fitted units with work surfaces and a sink and drainer unit. space for a cooker with fitted extractor, plumbing and space for a washing machine, upvc double glazed window.

## CONSERVATORY

Upvc double glazed windows and single door leading onto the garden, and addition double doors also leading the the garden.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM

15'10" x 8'9"

Upvc double glazed window and radiator, Fitted Wardrobes

## BEDROOM

9'3" x 9'1"

Upvc double glazed window and radiator, Fitted wardrobes



## BEDROOM

9'10" max x 6'5"

Upvc double glazed window and radiator, Build in storage cupboard.

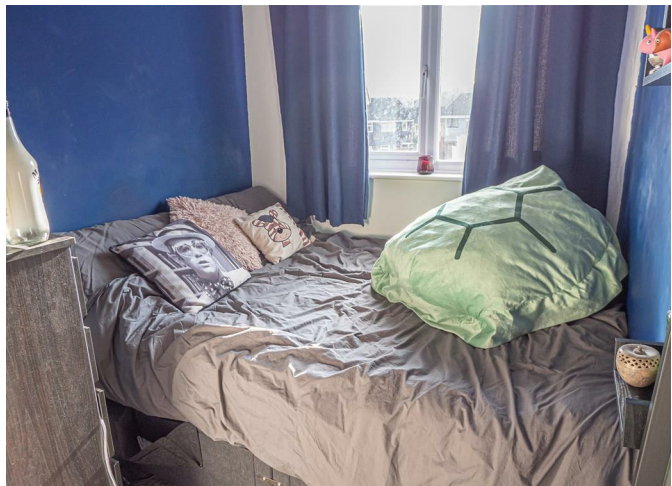
## BATHROOM

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

## OUTSIDE

To the front of the property is off road parking , rear garden with lawn and seating areas.







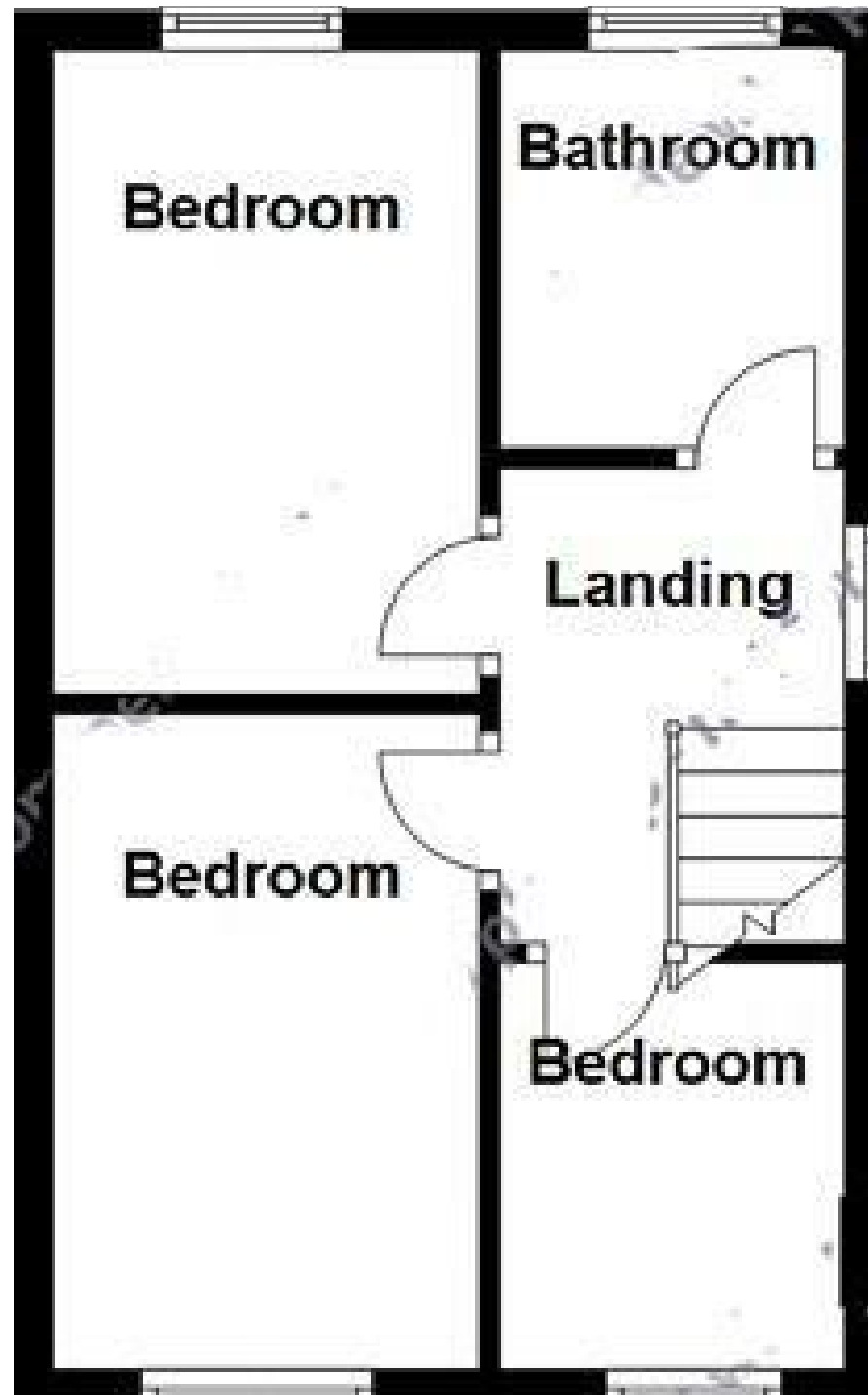


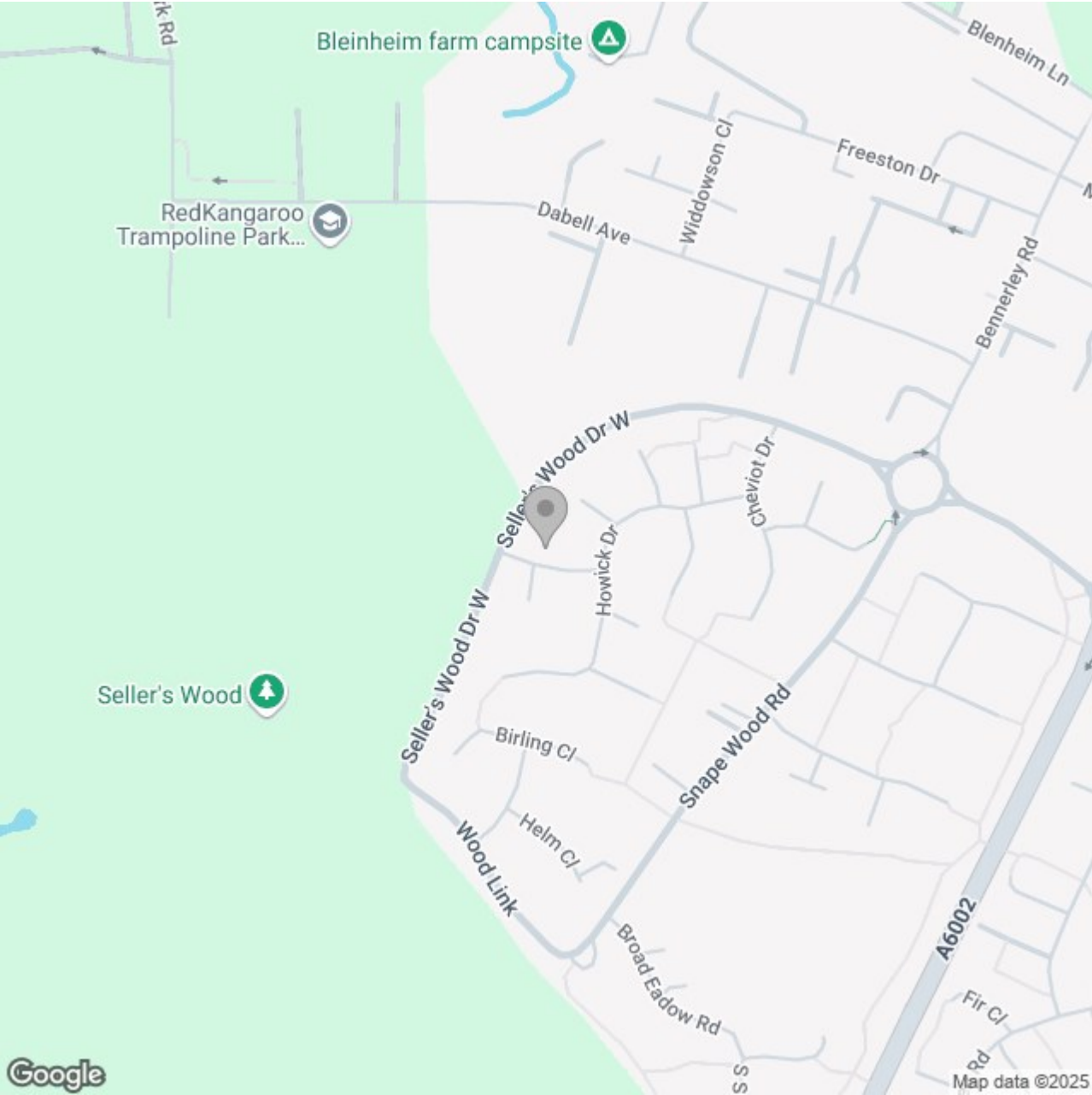












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC