



- A well proportioned and mature semi-detached house
- Spacious lounge dining room with a pleasant open aspect to front
- Attractive fitted kitchen with integrated appliances, separate utility room and w.c.
- Two good sized double bedrooms and roomy bathroom
- Good size rear garden and private drive parking for three cars side by side
- Gas central heating and recently replaced double glazing



"A mature semi-detached house enjoying a large sunny garden, private drive and just a two-minute walk to a popular primary school". Offered for sale in good decorative order.

The accommodation comprises an entrance hallway which leads into a spacious lounge dining room, which has a pleasant view across a grassed park. There is a fitted kitchen with integrated appliances and a handy storage area with w.c. Utility porch to rear with space for a washing machine and tumble dryer. On the first floor are two good sized double bedrooms and a family bathroom with panelled bath and separate shower enclosure. Gas central heating and double glazing.

Outside to front is a stepped path and paved garden. To the side there is gated access leading into a discreet storage area laid to gravel with timber storage shed. The rear garden is of a very good size with patio and lawn. A stepped pathway leads to the private driveway providing parking for three cars side by side.

Tenure: Freehold. **Council Tax Band:** B.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.