





A delightful, private and established rear garden with large summer house, casual parking and a garage, are just a few features of this impeccably presented, family home that has just been re-decorated and re-carpeted.

This lovely, bright and spacious property is being offered for sale with no forward chain and is ideally located close to a bus stop, local shops and highly regarded schools, making it perfect for a young family.

The first floor lies host to three bedrooms serviced by a modern family bathroom.

The ground floor briefly comprises a comprehensively fitted kitchen/dining room that opens out into the garden, in addition to a comfortable sitting room.

This convenient and popular property further benefits from gas central heating, double glazing and plenty of useful storage.

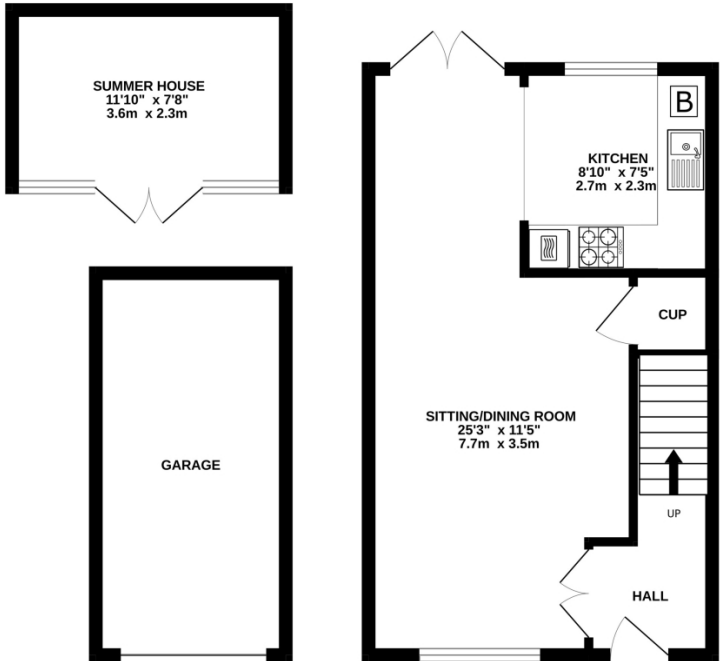
The private rear garden extends to around 35 foot in length and is hard landscaped, with a full-width paved patio and side gate to the front. Located at the end of the garden is a 3.6m by 2.6m summer house.

The front is open plan and designed to be easy to maintain with a path to the front door and lawn to either side.

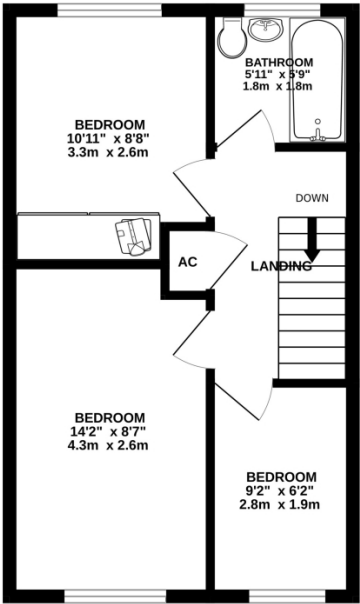
There is a garage in a block with an up and over door & roof storage. Opposite the garage is ample casual parking.

EPC: C

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Poulner , BH24

