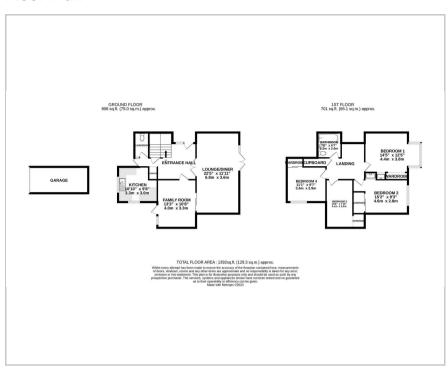


#### Floor Plan



# **Area Map**



#### Accommodation

- Four Bedrooms
- Large Lounge/Diner
- Separate Family Room
- Fitted Kitchen
- Downstairs Cloakroom
- Front & Rear Gardens
- Garage
- Quite Cul-De-Sac Location

## Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**

				Current	Potentia
Very energy efficie	nt - lower run	ning costs			
(92 plus) A					
(81-91)	3				83
(69-80)	C			68	
(55-68)	D	l e		00	
(39-54)		E			
(21-38)		F	3		
(1-20)			G		
Not energy efficien	t - higher run	ning costs			







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.