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- 2 Bedroom Semi Detached House
- In need of some updating
- Cul-de-Sac Location
-

- Originally a 3 Bedroom
- Driveway and Garage
- Council Tax Band C

- No Upper Chain Involved
- South Facing Rear Garden
- EPC TBC

2 bedroom semi detached house which was originally a 3 bedroom, with no upper chain involved, situated within a cul-de-sac, in need of some updating. Briefly comprising of an Entrance Hallway with a storage cupboard and stairs to the first floor. Lounge to the front aspect which has a marble fireplace and an archway to the Dining Room which is to the rear aspect. Kitchen with wall and base units, rolltop work surfaces, stainless steel sink and drainer unit, tiled splash back, gas cooker point, extractor, plumbed for washing machine, tiled flooring, door to garage and rear garden. First floor Landing which has a storage cupboard housing the Combi boiler, Bathroom which has a panelled bath with an electric shower over and a shower screen, tiled splash back, pedestal hand wash basin and a loft hatch. Separate W/C with a low level w/c. Bedroom 1 is to the front aspect and has fitted wardrobes. Bedroom 2 is to the rear aspect and also has fitted wardrobes.

Externally to the front there is a lawned garden and a block paved driveway leading to a single garage via an up and over door. To the rear there is a south facing garden.

This property is well placed for local amenities with road and public transport links into the city and other surrounding areas. There is good access to the A1 and A69.





Energy Performance: Current D Potential C

Council Tax Band: C

Distance from Waverley Primary School: 0.3 miles

Distance from Kenton Bank Foot Metro: 3.6 miles

Distance from Central Train Station: 4.3 miles

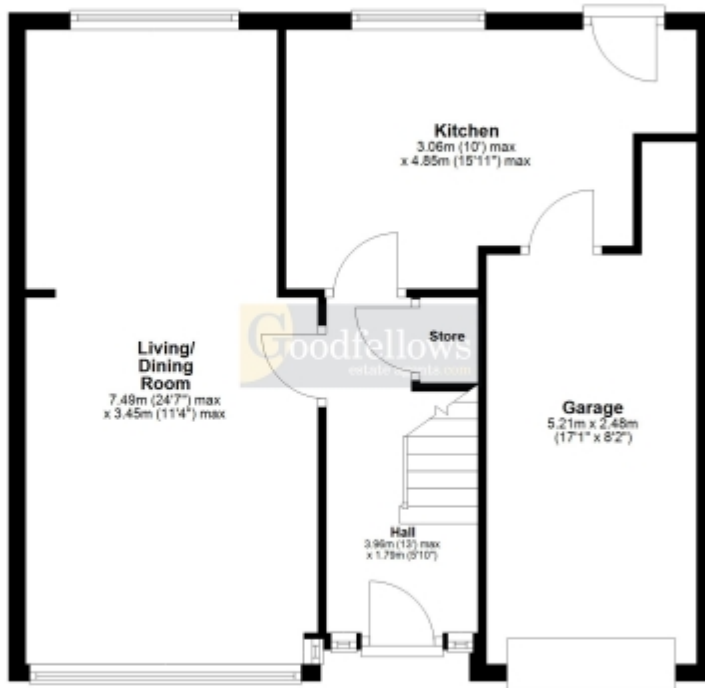
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Verified reviews from our clients

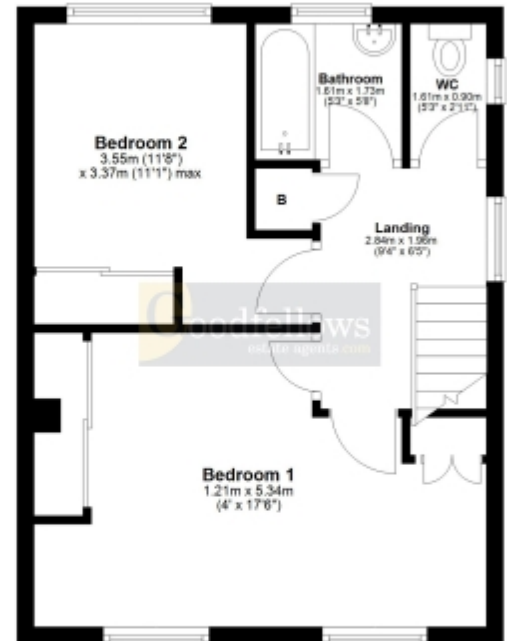
Ground Floor

Approx. 59.0 sq. metres (635.2 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 97.3 sq. metres (1047.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.