

### Floor Plan



### **Area Map**



#### **Accommodation**

- Ideal Property For First Time Buyers / Investment
- Two Spacious Reception Rooms
- Quiet Residential Area
- Brand New Boiler
- Gas Central Heating
- Good Schools Catchment Area
- Short Walk To Local Amenities
- Front & Rear Gardens
- Easy Access To A180 Motorway

# Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68)	65	
(39-54)		
(21-38)		
(1-20)	5	
Not energy efficient - higher running costs	_1	







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