

### Floor Plan



## **Area Map**



#### Accommodation

- Ideal For First Time Buyers / Investors
- Chain Free Vendor
- Ready To Move Straight Into
- Great Schools Catchment Area
- Gas Central Heating & uPVC Windows
- Easy Access To The A16 & A46 Road Links
- Two Spacious Reception Rooms
- Low Maintenance Front & Rear Gardens
- Modern Kitchen With Space For Appliances
- Short Walk To Amenities

### 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		87
(69-80) C	1	
(55-68)	67	
(39-54)		
(21-38) F		
(1-20)	5	
Not energy efficient - higher running costs	_	







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