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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Stairs to the first floor.

LIVING ROOM

Laminate flooring. Radiator. UPVC double glazed window. Store cupboard.

KITCHEN

Range of wall cupboards and base units. Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls.

REAR HALL

UPVC double glazed door leading out to the garden. Wc.

FIRST FLOOR

LANDING

UPVC double glazed window. Access to the loft.

BEDROOM ONE

Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

Fitted carpet. Radiator. UPVC double glazed window.

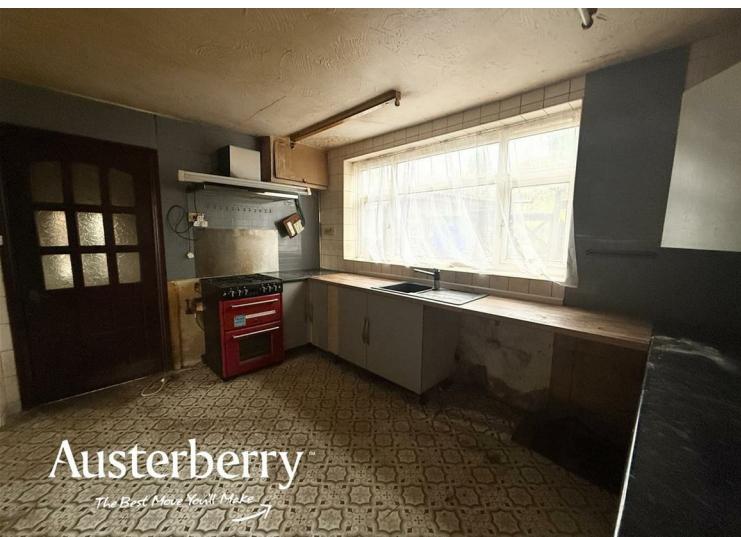
BATHROOM

Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls. Bath, wash basin and wc. Store cupboard containing the Worcester combi boiler.

OUTSIDE

There is off road parking to the front of the property and a front garden.

The rear garden is tiered and has a timber shed.





MATERIAL INFORMATION

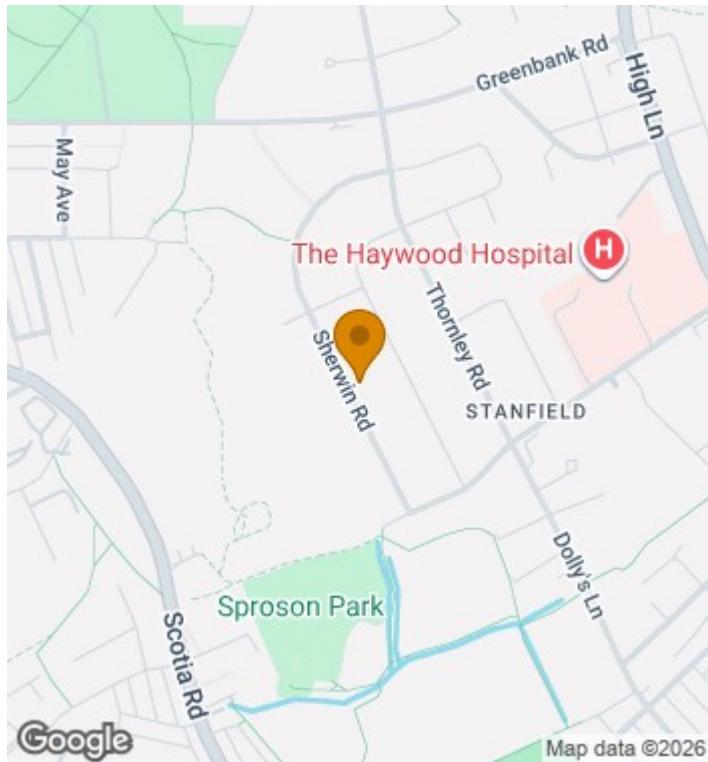
Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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