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JOSHUA REED

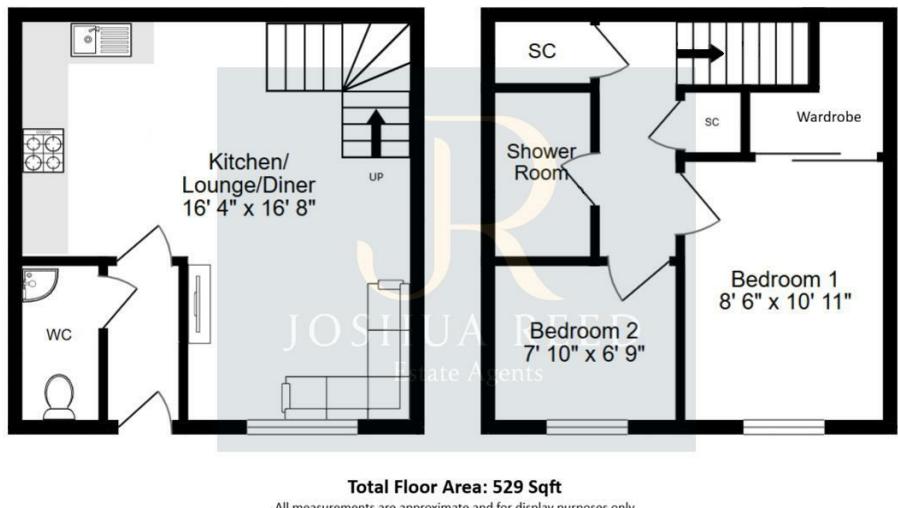


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Estate Agents

**2 Bed House - Terraced**  
**located in**



Offers in excess of  
£280,000  
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## SUMMARY

A beautifully presented, modern two bedroom cluster home nicely positioned in this cul-de-sac within walking distance to the Town Centre which offers an array of amenities. Finished to a high standard throughout, the accommodation offers an entrance porch, downstairs WC, modern gloss kitchen with integrated appliances that is open plan to the living and dining space. To the first floor are two good size bedrooms with built in wardrobes to the master, contemporary shower room, storage cupboard on the landing and access to loft space.

Additionally, the property benefits from gas central heating, UPVC double glazing, allocated parking space, secure residents bike store and children's play area nearby. To be sold CHAIN FREE.

Arrange your viewing today.

## DIRECTIONS

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