

2 Bed House - Semi-Detached located in

Offers Over £134,995









## Kitchen 6'3" x 12'9" 1.9 x 3.9 m Dining Room 7'6" x 12'5" Bedroom 2 2.3 x 3.8 m 12'2" x 9'6" 3.7 x 2.9 m Bedroom 1 Lounge 11'2" x 16'1" 14'9" x 11'2" 3.4 x 4.9 m 4.5 x 3.4 m Shower Room 7'10" x 4'7" — 2.4 x 1.4 m **Ground Floor** First Floor WC 2'11" x 3'7" 0.9 x 1.1 m

## vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927) wistaRep 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68)	65	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	

## **DIRECTIONS**

## CONTACT

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