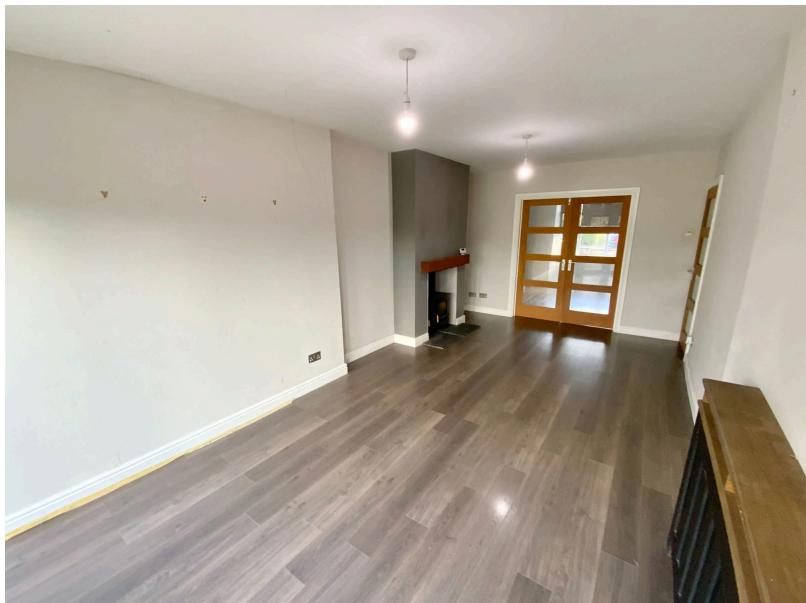




Taylors

- Extended semi detached
- Double glazing and gas central heating
- Off road parking
- Popular and convenient location
- Two reception rooms
- Re-fitted extended kitchen
- No upward chain
- Good size rear garden
- Three bedrooms
- Ground floor cloakroom with w/c



An extended semi detached home, well presented throughout and occupying a position on this highly sought-after road. The property offers spacious and versatile accommodation, benefitting from no upward chain, double glazing and gas central heating.

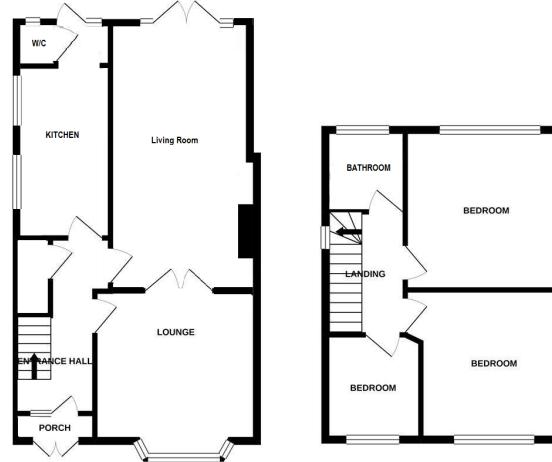
The ground floor comprises an enclosed porch, welcoming entrance hall, dining room, an extended rear living room providing excellent family space, and an extended re-fitted kitchen. Additional ground floor accommodation includes a rear lobby and a cloakroom with WC.

To the first floor, the landing gives access to three bedrooms and a family bathroom. Externally, the property enjoys a generous rear garden, ideal for outdoor entertaining, along with off-road parking to the front with foregarden.

Tenure Freehold. All main services connected. Council Tax band C. EPC C. Broadband/Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction - traditional, flat roof to extension. Long term flood risk, surface water medium, rivers very low.

**Porch, Hall, Dining Room** - 3.94m x 3.58m (12'11" x 11'9"), **Living Room** - 6.1m x 3.28m (20'0" x 10'9"), **Kitchen** - 4.09m x 2.11m (13'5" x 6'11"), **Rear lobby, Cloakroom with w/c** - 1.14m x 0.84m (3'9" x 2'9"), **First floor landing, Bedroom One** - 3.63m x 3.45m (11'11" x 11'4"), **Bedroom Two** - 3.43m x 3.28m (11'3" x 10'9"), **Bedroom Three** - 2.49m x 2.16m (8'2" x 7'1"), **Bathroom** - 1.78m x 1.75m (5'10" x 5'9"), **Rear garden, Off road parking**





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.