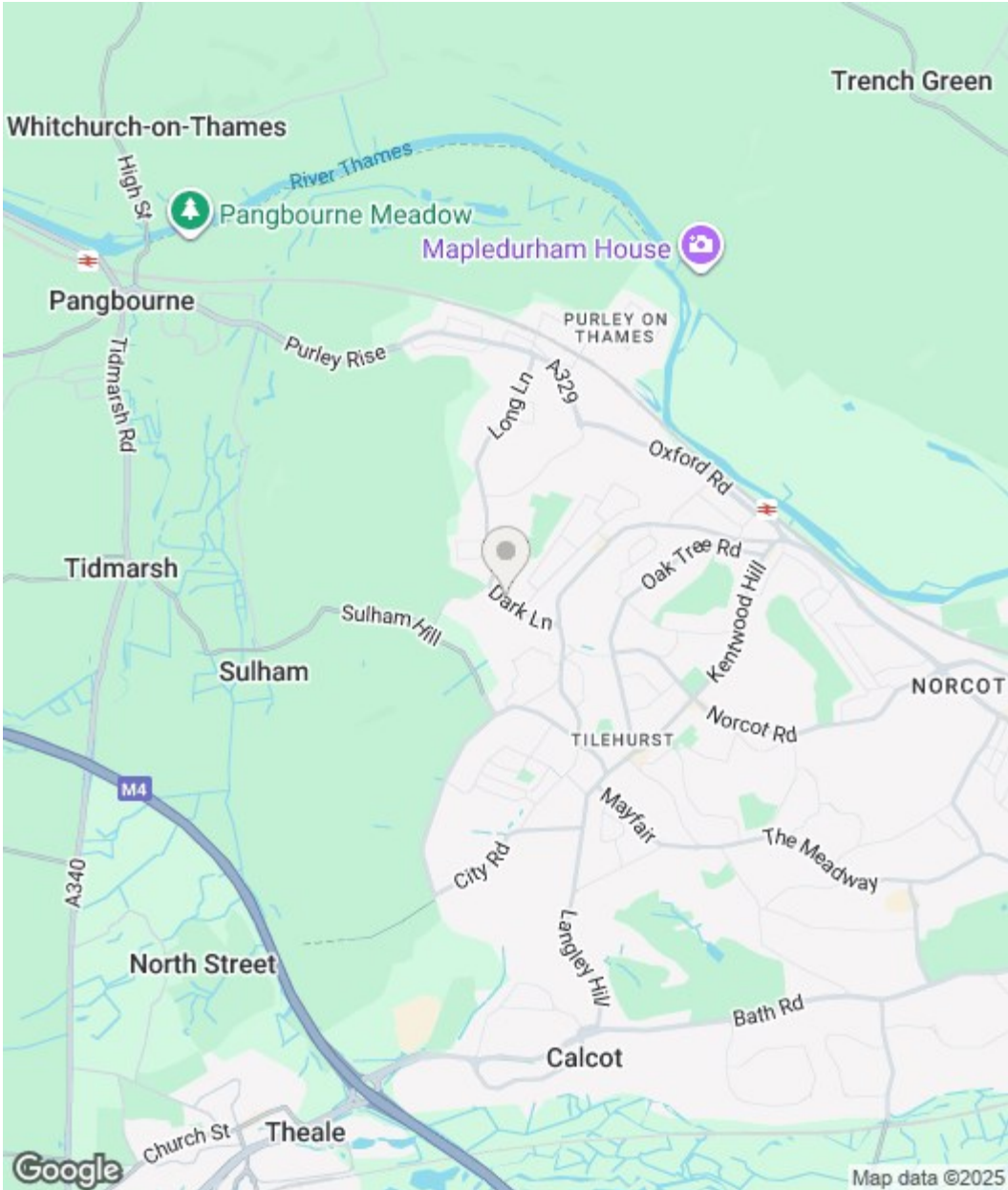




46 Dark Lane
, RG31 6QY

Offers in excess of £400,000 Freehold



DESCRIPTION
VP - Presented to the market is this extended three bedroom semi detached house located conveniently to schools, amenities, bus routes and parks. The accommodation comprises entrance hallway, living/dining room, kitchen, utility and WC. There is also access into the garage. On the first floor there are three bedrooms and a bathroom suite. Externally the rear garden has a patio area, steps leading up to the lawn.

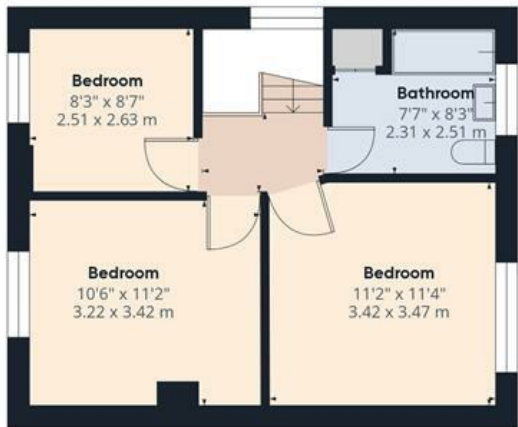
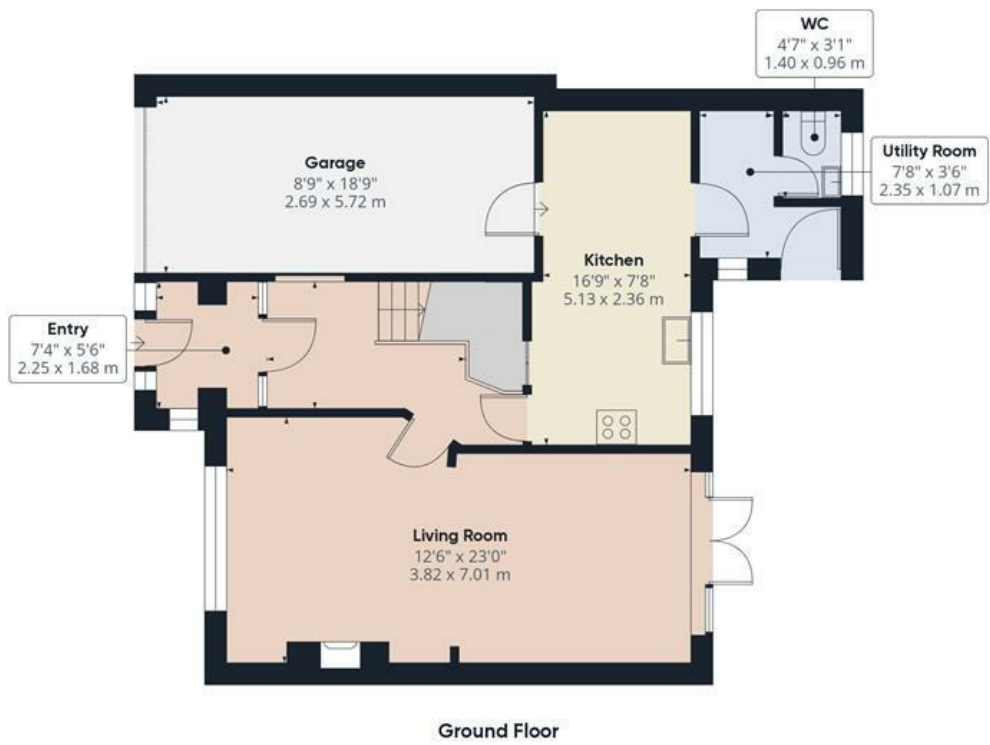
Council tax band - D

SUMMARY OF ACCOMMODATION

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- GARAGE
- DOWNSTAIRS WC
- UTILITY ROOM
- CLOSE TO SCHOOLS

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area[®]
1141.93 ft²
106.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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