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## Description

We are delighted to offer to the market this three bedroom mid terrace house located in the popular Heene District area, close to shops, restaurants, bus routes and the mainline station.

Accommodation offers a kitchen/diner, lounge, three bedrooms and a family bathroom. The property also benefits from double glazed windows, a new boiler and a private rear garden.

## Key Features

- Mid Terraced House
- Kitchen/Diner
- Double Glazing
- Newly Decorated
- Three Bedrooms
- Gas Fired Central Heating
- Private Rear Garden
- Council Tax Band B





### Entrance Hall

Door to front and real wood flooring.

### Lounge/Diner

**7.61 x 2.94 (max) (24'11" x 9'7" (max))**

Open plan with double aspect double glazed windows to front and rear, two radiators, telephone point and tv point.

### Kitchen

**4.21 x 2.29 (13'9" x 7'6")**

Under stairs cupboard, radiator, fitted kitchen with range of wall and base units, sink with drainer, double glazed window to side and rear, wall mounted combo boiler, plumbing for washing machine, integrated electric oven and gas hob, tiled flooring, space for fridge/freezer, cooker hood and tiled splashback.

### First Floor Landing

Split level with loft access.

### Bedroom One

**3.47 x 2.34 (11'4" x 7'8")**

Double glazed window to front and radiator.

### Bedroom Two

**3.54 x 2.23 (11'7" x 7'3")**

Double glazed window to rear, radiator and original fireplace.

### Bedroom Three

**2.56 x 2.22 (8'4" x 7'3")**

Double glazed window to rear and radiator.

### Bathroom

Panel enclosed bath with shower attachment over, wall mounted wash hand basin, extractor fan, towel radiator and tiled walls.

### Separate WC

Dual button WC, wall mounted wash hand basin, part tiled walls and extractor fan.

### Rear Garden

Low maintenance, wall enclosed and mainly laid to paving.



## Floor Plan Howard Street

**Ground Floor**  
Approx. 40.6 sq. metres (436.7 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E	68	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

