



2

Bedrooms



2

Bathrooms



C & R City are delighted to bring to the market this beautifully presented two storey townhouse style property. Briefly, the property comprises to the ground floor, a substantial internal garage space, three-piece shower room, spacious utility room and a sizeable second bedroom. The first-floor benefits from a spacious open plan living and kitchen area, balcony overlooking the internal forecourt and a spacious master bedroom with a modern Jack and Jill bathroom suite. The property also has the added benefit of parking directly outside the property as well as the garage.

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Open Plan Living Area / Kitchen *5.18m x 6.76m (17' x 22' 2")*

Spacious open plan living area, wood laminate flooring, balcony to front aspect. Fitted kitchen with a range of fitted base and wall units, integral eye-level electric oven, integral electric hob with extractor hood, sink unit with mixer tap, intergrated fridge freezer, laminate flooring.

Master Bedroom *3.26m x 3.43m (10' 8" x 11' 3")*

Carpet, electric radiator, ceiling light point, window to front aspect.

Jack & Jill Bathroom *1.99m x 2.44m (6' 6" x 8')*

Three piece bathroom suite comprising bath with shower attachments over, wash hand basin, low level WC, tiled flooring and walls.

Bedroom Two *2.87m x 3.52m (9' 5" x 11' 7")*

Carpet, electric radiator, ceiling light point, window to front aspect.

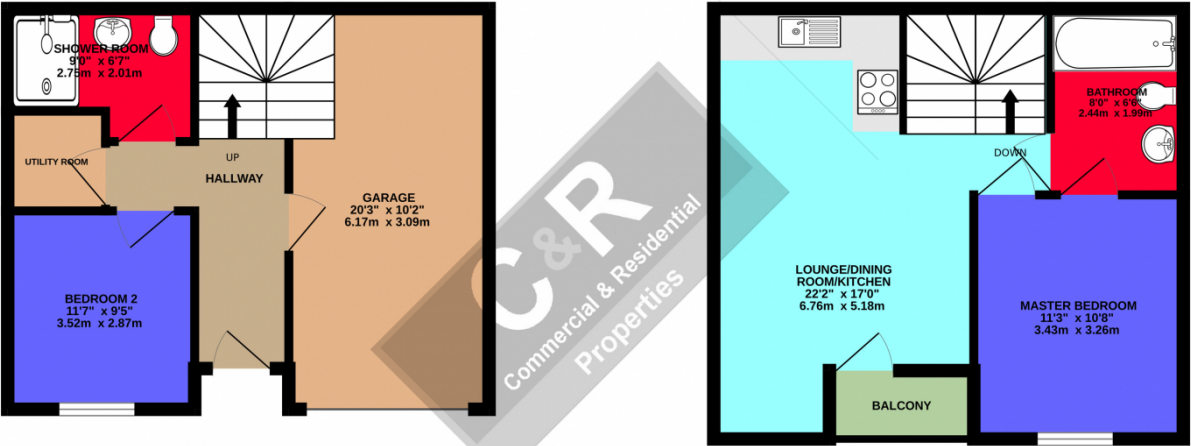
Shower Room *2.01m x 2.75m (6' 7" x 9')*

Three piece suite comprising walk-in shower, wash hand basin, low level WC, tiled flooring and walls

Garage *6.17m x 3.09m (20' 3" x 10' 2")*

GROUND FLOOR


1ST FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 51 Advent Way, M4

