

First Floor Galleried Landing:
Karndean flooring

Bedroom 2:
11'1" x 7'10" (3.38m x 2.39m) (overall)

Bathroom:
Contemporary suite comprising wc, raised basin with tiled splashback, deep panelled bath with system shower over, glass shower screen, tiled wall, chrome towel rail, Karndean floor



Bedroom 1:
12'3" x 10'0" (3.73m x 3.05m) (overall)
Fitted cupboard, space for double wardrobe, Karndean floor

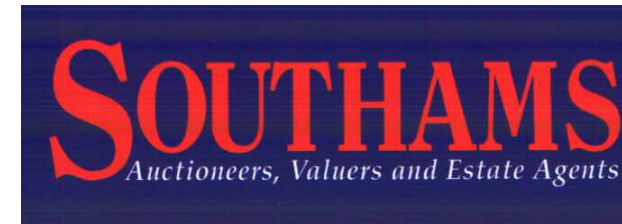


Outside:

To the front of the property a stone paved path leads to front door, the garden immediately abuts which is laid to lawn

To the rear the garden is predominately laid to lawn with inset mature shrubs, gravel terrace, Stone paved path leads to rear tall wood panelled gate which leads to parking area which houses the electric charging power port

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above and any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Southams.



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4 CRICKETERS WAY OUNDLE



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£290,000

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A modern two bedroom semi detached house, with contemporary kitchen and bathroom suite. The garden is fully enclosed with panel fence leading to car parking area with electric charging port. The house is situated in a pleasant residential area constructed 7 years ago, and is in close proximity to country walks.



Covered Entrance door with glazed quarter light, and outside light leading to:

Entrance Hall:
Tiled floor

Cloakroom:
Two piece suite comprising low level wc and pedestal basin

Open Plan Lounge/Kitchen:
21'5" x 14'6" (6.53m x 4.42m) (overall)
Pleasant bright lounge area with power and tv points. Karndean floor
Walkway through to Kitchen/Breakfast:



Range of contemporary base cupboards and drawers, with matching wall units, brushed steel AEG inset fan assisted oven with four ring gas hob, brushed steel extractor hood, fitted work surface with chrome single drainer sink with swan neck mixer tap over, French doors to rear garden, Karndean floor, stairs to:

