




## 25 Cowper Street, WN7 4ST

### Offers over £140,000

ARC HOMES are delighted to offer FOR SALE this excellent two bedroom end terraced property positioned within a quiet popular location. This lovely home is well presented throughout and boasts generous accommodation. With no onward chain, this excellent property would suit a range of buyers and early viewing is advised. To the front sits a well proportioned sitting room whilst to the rear is a spacious modern refitted kitchen dining room. To the first floor are two generous bedrooms and a beautiful modern bathroom. Outside, the enclosed rear gardens provide generous outdoor space and are laid to lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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