



- A smart and very well maintained semi-detached home
- Entrance lobby into lounge with cosmetic fireplace
- Kitchen & Dining room overlooking the rear garden
- Three bedrooms and shower room (originally a bathroom)
- Energy efficient home with Air source heat pump and solar panels
- Private drive, attached garage and fully enclosed garden



"An extremely smart and well-maintained semi-detached home with a sunny enclosed garden, private parking and attached garage".

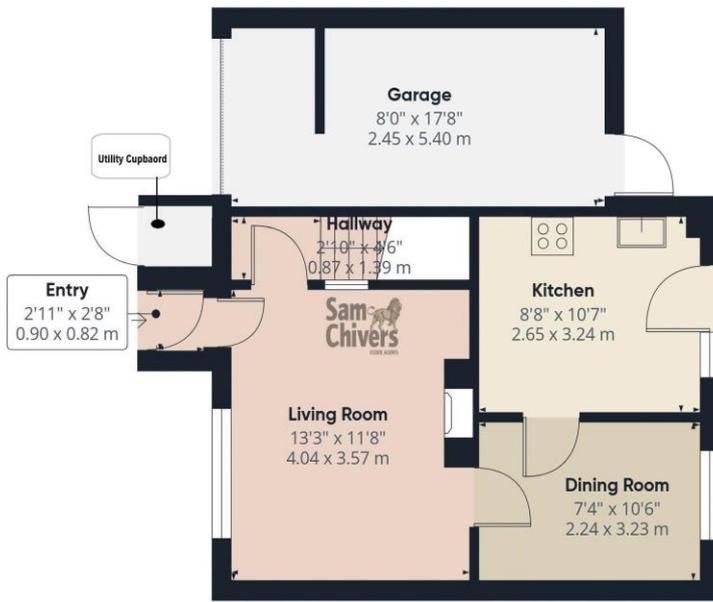
The property is offered for sale with no onward chain. The accommodation comprises entrance lobby into lounge. The lounge with cosmetic fireplace and door leading into the dining room which enjoys a pleasant view across the garden. There is a fitted kitchen with a good range of units and door onto garden with sheltered canopy. On the first floor are three bedrooms, two of which benefit from fitted wardrobes. Shower room with walk in shower enclosure (originally a bathroom).

Outside to front is a well-kept lawn garden and brick paved private drive with electric vehicle charging point. To the rear is a fully enclosed garden with patio and lawn, enjoying a westerly aspect, appreciating the after, and evening sunshine.

AGENTS NOTE: This home boasts an "Air Source" heat pump which combined with six solar panels owned by the property makes the energy bill very attractive, the current owner has provided an approximate figure for the electric used over a period of 12 months which calculates to £490.00 for the year, a significant saving!

Tenure: Freehold. **Council Tax Band:** C.





Floor 0



Floor 1

Approximate total area^m
869 ft²
80.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
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81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.