

**Well presented and modernised two bedroom end of terrace home benefitting from a spacious lounge and an enclosed rear garden.**

**The Accommodation Comprises:**  
UPVC composite front door to:

**Entrance Porch**  
Tiled flooring, door to:

**Lounge** 20' 2" x 11' 10" (6.14m x 3.60m) maximum measurements  
Dual aspect UPVC double glazed windows to front and rear elevations, radiator, stairs to first floor, opening to:

**Kitchen** 9' 9" x 7' 6" (2.97m x 2.28m)  
UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, single bowl stainless steel sink unit with mixer tap, integrated electric oven and hob, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge/freezer, opening to:

**Inner Lobby**  
Door to rear garden.

**Bathroom** 8' 6" x 7' 1" (2.59m x 2.16m) maximum measurements  
Obscured UPVC double glazed window to rear elevation, close coupled W.C, wash hand basin set in vanity unit, cupboard housing boiler, p-shape bath with rainfall shower head over, ladder style radiator, tiled flooring.

**First Floor Landing**  
Access to loft space, door to:

**Bedroom One** 12' 0" x 9' 11" (3.65m x 3.02m)  
UPVC double glazed window to front elevation, radiator.

**Bedroom Two** 10' 2" x 9' 11" (3.10m x 3.02m)  
UPVC double glazed window to rear elevation, radiator, storage cupboard above stairs.

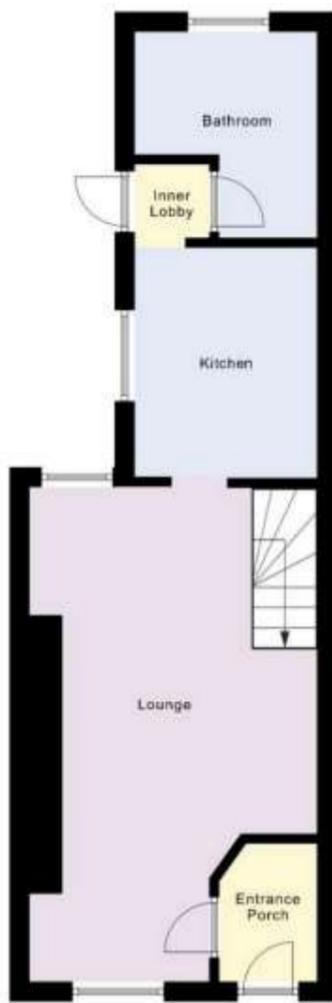
**Outside**  
To the rear is a low maintenance garden enclosed by wood fencing, patio area, artificial lawn, decked area, shed, pond with water feature, raised flower beds, pedestrian access via gate, outside tap.

**General Information:-**  
Construction: Traditional  
Water Supply: Mains  
Electric Supply: Mains  
Gas Supply: Mains  
Sewerage: Mains  
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Freehold  
Council Tax Band: A



**Fenwicks**  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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£209,995

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\*DRAFT DETAILS\*

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