





£280,000

Tucked away within a quiet cul-de-sac location this two bedroom end of terrace home benefits from a generous sized garden with an accommodation comprising kitchen/breakfast room, lounge, family bathroom and a garage.

Property Description

ENTRANCE PORCH

Open to lounge.

LOUNGE

Double glazed window to front, stairs rising to first floor. Radiator.

KITCHEN

Double glazed window to rear, double glazed door to rear. xxxx and floor standing units with work surface over, built in oven, radiator, storage cupboard, space for fridge freezer, XXX, plumbing for washing machine,

LANDING

Doors to all bedrooms and bathroom, storage cupboard housing wall mounted gas combination boiler, access to loft space via extending ladder with power and lighting.

BEDROOM ONE

Double glazed window to front, built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to rear, radiator.

BATHROOM

Frosted double glazed window to rear, shower unit, wall mounted wash hand basin, low level w.c.

FRONT GARDEN

Hard standing pathway leading to front door, shingled area to side.

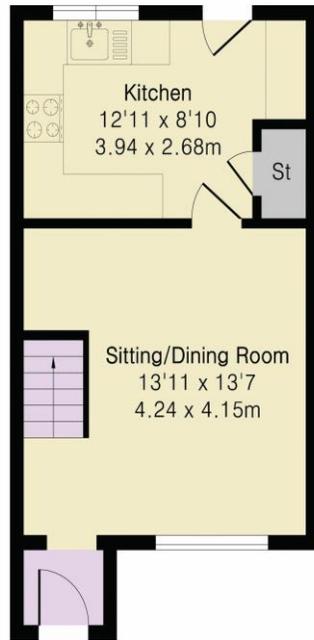
REAR GARDEN

Mainly shingled surrounded by panelled fencing, flower and shrub borders, cold water tap, outside light, timber storage shed, gated side access.

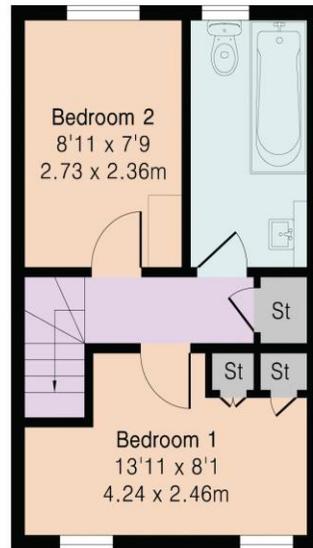
Approximate Gross Internal Area 651 sq ft - 61 sq m

Ground Floor Area 333 sq ft – 31 sq m

First Floor Area 318 sq ft – 30 sq m



Ground Floor



First Floor

| Energy Efficiency Rating | | |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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