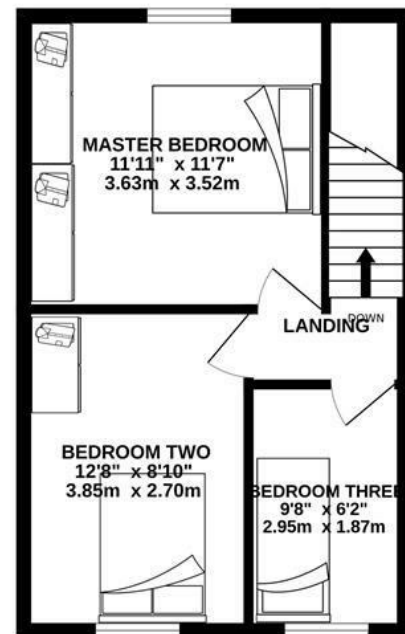
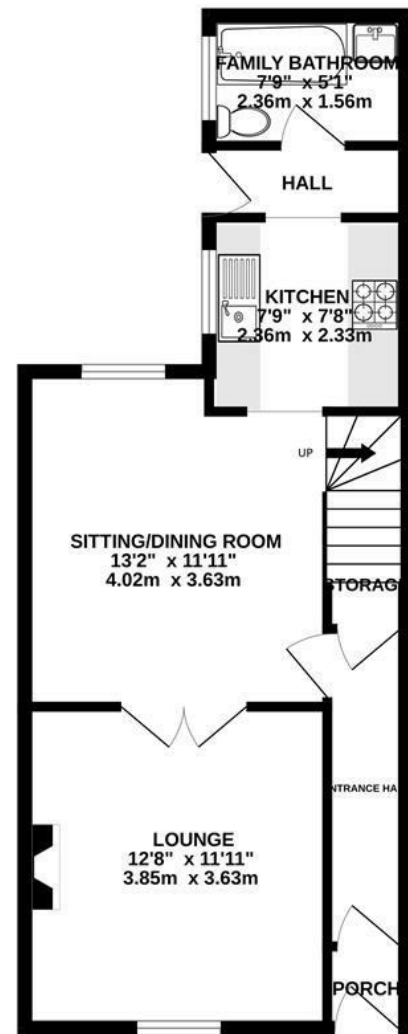


1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		69	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

BEN  ROSE



Offers Over £129,950

Upon entering through the welcoming entrance porch, you are greeted by a hallway providing access to the ground floor accommodation, as well as useful under-stair storage. The hallway leads into the generous dining/sitting room. With ample room for a large family dining table, this area provides a practical setting for both everyday meals and entertaining, while stairs rise to the first floor and access is also provided through to the kitchen. French doors lead through to the good-sized lounge, which benefits from a front-facing window and a fireplace, creating a comfortable and inviting additional reception space. The kitchen is well proportioned, offering ample wall and base units together with space for freestanding appliances. From the kitchen, a further hallway provides access to the rear yard and the family bathroom, which is a good size and fitted with a bath and over-bath shower.

To the first floor, there are three well-proportioned double bedrooms, providing excellent flexibility for families, guests or those working from home, with two of the bedrooms also benefiting from integrated storage space. Externally, the property offers ample on-street parking to the front, while to the rear is a low-maintenance flagged yard with gated access, providing a practical outdoor space that is easy to maintain.

