



- A semi-detached property located in a quiet tucked away position
- Spacious lounge with feature cosmetic fireplace and wood stack
- Kitchen dining room with view of garden and glass porch to rear
- Three bedrooms and attractive family bathroom with slipper bath
- Fully enclosed and landscaped rear garden backing onto valley
- Garage in a block and allocated parking space



"A three-bedroom semi-detached home situated in a quiet and tucked away location with a private and sunny landscaped garden running down to open valley views, garage and ample parking".

The accommodation comprises entrance lobby opening into a roomy lounge with cosmetic centre point fireplace and archway into a kitchen dining room with a view of the garden. and doors into a glass conservatory. On the first floor are three bedrooms, the main bedroom has fitted wardrobes. There is an attractive family bathroom with free standing slipper bath, separate shower enclosure and basin with cupboard beneath.

Externally to front is an enclosed gravelled garden with mature planting and side pathway leading into the rear garden, with patio and a meandering pathway which leads down through the garden arriving at a patio with seating and a view of the valley.

There is a garage in a detached block, allocated parking space and gravelled parking to the rear of the garage.

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





Approximate total area^m

909 ft²

84.4 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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