



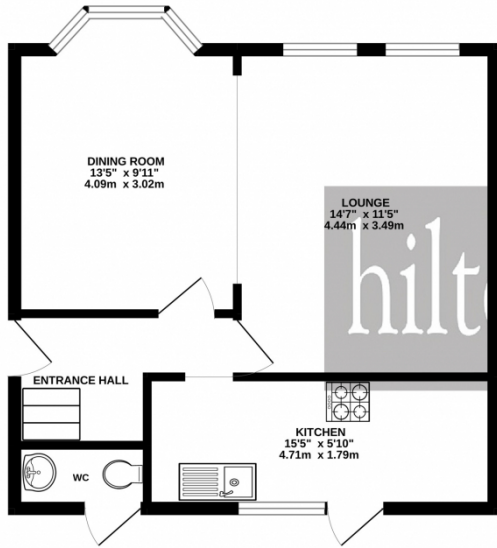
 **3**
Bedrooms

 **1**
Bathroom

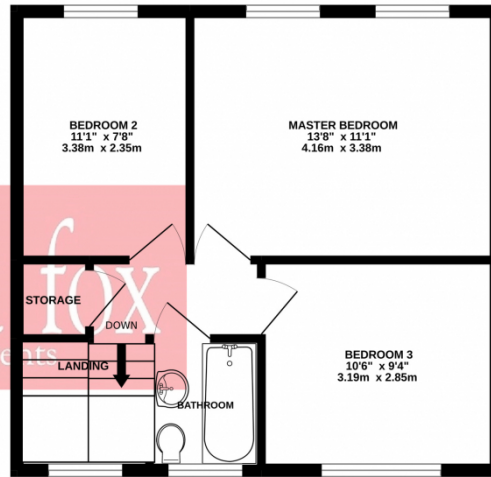


Offered with substantial side space is this un-extended Three bedroom, two receptions semi-detached family home. Internally to the ground floor you will find a lounge, dining room and family kitchen. Whilst to the first floor all three bedrooms and the family bathroom. Externally the property offers a low maintenance courtyard garden to the rear, an established garden to the front and a large garden plot to the side which measures just under 30ft. All in all, this is one not to be missed.

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	85	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



