



 3  
Bedrooms

 2  
Bathrooms











TRADING PLACES are pleased to have available this three bedroom end terrace property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance porch, entrance hall, lounge, kitchen/dining room, ground floor WC and side entrance porch, whilst to the first floor there are three bedrooms and a bathroom. Outside: Concrete garden to front, garden to side through a gated access to the rear block paved patio and a lawned garden which is privately enclosed to the rear.

#### **Entrance porch**

#### **Large entrance hall**

Double glazed window to front elevation. Staircase to first floor. Under stairs storage cupboard. Laminate floor. Dado rail.

#### **Lounge** *3.70m x 6.54m*

Double glazed window to front and rear elevations. Laminate floor. Fireplace with gas insert. Radiator.

#### **Kitchen/dining room** *3.07m x 5.80m*

Three double glazed windows. Fitted with a range of wall and base units incorporating a sink unit with mixer tap. Cooker point. Space for free standing appliances. Plumbed for automatic washing machine. Wall mounted boiler. UPVC door to side porch and ground floor WC

#### **Side porch and a ground floor WC**

Double glazed window. Wall mounted wash hand basin. Tiled to compliment. Double glazed window.

#### **Landing**

Double glazed window to half landing. Loft access. Dado rail.

#### **Bedroom one** *3.480m x 4.11m*

Double glazed window. Radiator.

#### **Bedroom two** *2.54m x 4.09m*

Double glazed window. Radiator.

#### **Bedroom three** *2.30m x 2.81*

Double glazed window. Radiator.

#### **Bathroom** *2.50m x 1.86m*

Double glazed frosted window. Radiator. Fitted panel bath, pedestal wash hand basin and a low level WC. Radiator.

#### **Outside**

Concrete garden to front, garden to side through a gated access to the rear block paved patio and a lawned garden which is privately enclosed to the rear.



GROUND FLOOR

1ST FLOOR



TRADING PLACES

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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

