



2

Bedrooms



1

Bathroom



We are delighted to offer for sale as the vendors sole agent this well presented two bedroom terraced house located in the quiet area of the Welsh Harp Village.

The property benefits from a large lounge which leads to an open plan kitchen diner, two large bedrooms, modern bathroom, real wood flooring, double glazing and gas central heating.

External features include a large rear garden which has an outbuilding with heating and electrics. There is also an allocated parking space in the resident's car park.

The property is an ideal starter home or rental investment.

External Storage Shed

Storage space. Housing modern Worcester Boiler with programmable thermostat.

Entrance Hall

Composite Security door with internal bolt system leading to reception room

Reception Room *4.50m x 3.80m (14.76ft x 12.47ft)*

Real wood flooring, window to front, stairs to first floor, opening to kitchen/diner

Kitchen/Diner *3.80m x 3.50m (12.47ft x 11.48ft)*

Real wood flooring, patio doors to garden, range of base and wall units, single sink and drainer, plumbing for washing machine, integrated extractor fan, integrated gas hob, integrated fridge/freezer, integrated Neff oven.

1st Floor Landing *2.40m x 2.00m (7.87ft x 6.56ft)*

Access to loft, doors to all rooms, storage cupboard

Bedroom 1 *3.80m x 3.70m (12.47ft x 12.14ft)*

Window to front, storage cupboard x 2, carpeted

Bedroom 2 *3.50m x 2.30m (11.48ft x 7.55ft)*

Window to rear, carpeted

Bathroom *2.60m x 1.50m (8.53ft x 4.92ft)*

Window to rear, panel bath, low flush WC, Hand Basin

Rear Garden *11.00m x 3.80m (36.09ft x 12.47ft)*

Patio area, lawn area, rear gate

Outbuilding

Outbuilding with heating and electrics

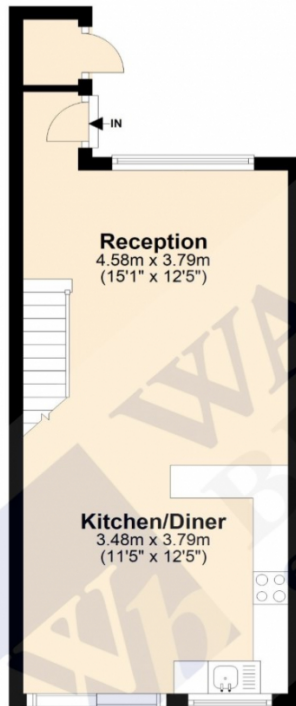
Parking

Allocated parking space within the residents car park

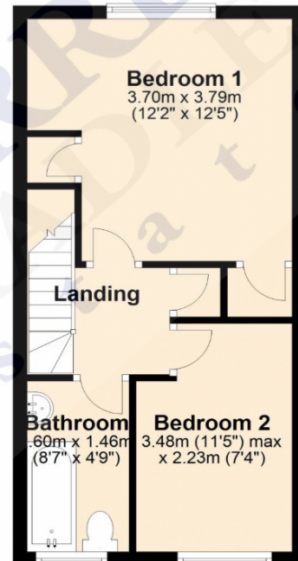
Freehold

* Annual maintenance charge payable - Estimated £150 P/A) *

Ground Floor
Approx. 32.0 sq. metres (345.0 sq. feet)



First Floor
Approx. 30.8 sq. metres (331.1 sq. feet)



Total area: approx. 62.8 sq. metres (676.1 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

