



**This three bedrooomed semi detached house is situated in a quiet and popular location close to local shops, primary school and A13/M25 road links. The property requires a fair degree of modernisation and is offered with no onward chain.**



- Lounge 14'6 (into bay) x 10'8
- Dining Room 11'8 x 10'5
- Kitchen 11'8 x 5'11
- Bedroom One 13'4 x 10'9
- Bedroom Two 11'9 x 10'6
- Bedroom Three 6'6 x 5'9
- Bathroom
- Rear Garden Approx 90'
- Small Garage Plus Off Road Parking
- No Onward Chain

## ENTRANCE PORCH

Windows to front and sides. Door with opaque glazed insert leads to:

## ENTRANCE HALL

Textured ceiling, access to first floor, under stairs storage cupboard, radiator, carpet.

## LOUNGE

14'6 (into bay) x 10'8 (4.27m'1.83m (into bay) x 3.05m'2.44m)

Double glazed bay window to front, coved ceiling, radiator, power points, parquet flooring.

## DINING ROOM

11'8 x 10'5 (3.35m'2.44m x 3.05m'1.52m)

Double glazed patio doors lead to rear garden, coved ceiling, radiator, power points, parquet flooring.

## KITCHEN

11'8 x 5'11 (3.35m'2.44m x 1.52m'3.35m)

Double glazed window to side, half double glazed door leads to rear garden, base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker and washing machine, wall mounted gas central heating boiler, power points.

## FIRST FLOOR LANDING

Opaque double glazed window to side, coved ceiling, access to loft space, carpet.

## BEDROOM ONE

13'4 x 10'9 (3.96m'1.22m x 3.05m'2.74m)

Double glazed bay window to front, coved ceiling, radiator power points.

## BEDROOM TWO

11'9 x 10'6 (3.35m'2.74m x 3.05m'1.83m)

Double glazed window to rear, coved ceiling, two fitted wardrobes, radiator, power points.



## BEDROOM THREE

6'6 x 5'9 (1.83m'1.83m x 1.52m'2.74m)

Double glazed window to front, coved ceiling, radiator, power points.

## BATHROOM

Opaque double glazed windows to rear and side, coved ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, bidet and low flush toilet, tiled walls.

## REAR GARDEN

in excess of 90' (in excess of 27.43m')

Small concrete patio area, remainder laid to lawn with flower and shrub borders, shed.

## GARAGE

With up and over door, approached via narrow driveway.

## FRONT GARDEN

Shingle area with wall surround, brick paved driveway providing off road parking.



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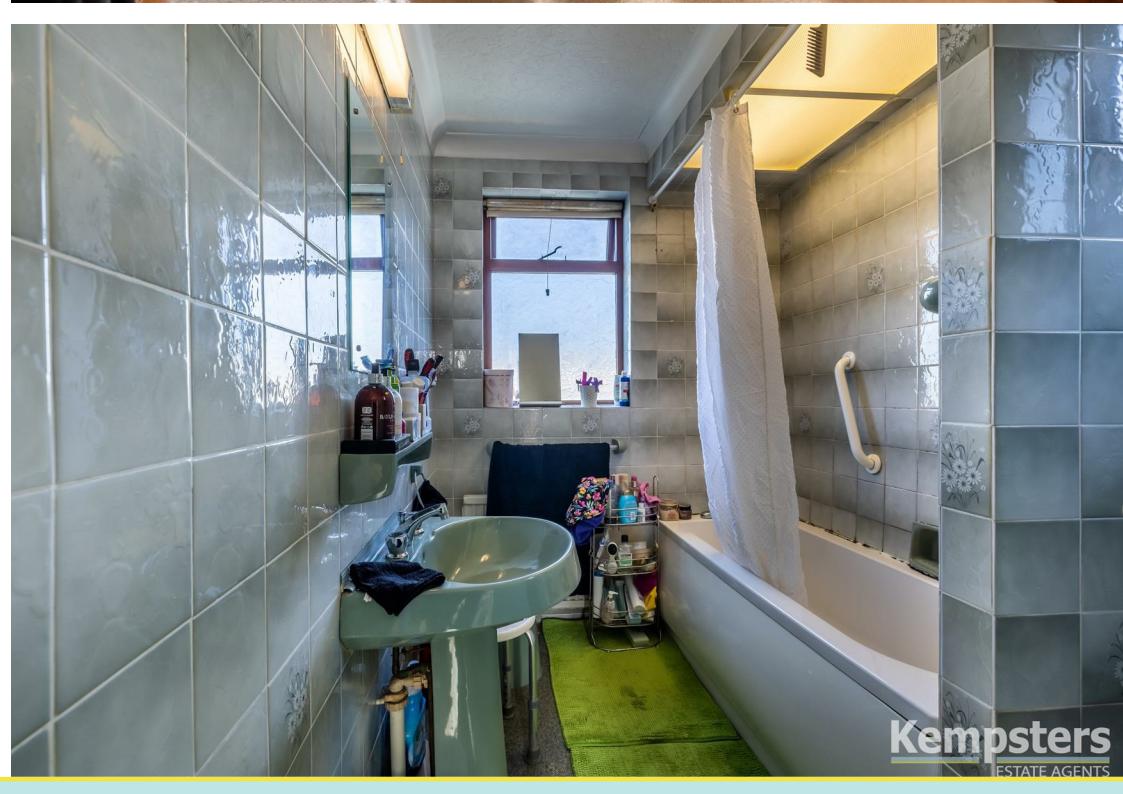
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No appliances or main services have been checked.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(70-80)	C	(70-80)	C
(55-69)	D	(55-69)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	