



Wow. This extended two bedrooomed house is situated in popular location close to local shops and primary school and is offered with NO ONWARD CHAIN. With its Provençal Stylish Interior, features include a larger than average lounge, extended dining room, fitted kitchen, usable loft room, good size bedrooms, stylish bathroom, approx 75' rear garden plus no onward chain.



- No Onward Chain
- Lounge 16'9 x 12'
- Extended Dining Room 9'5 x 7'3
- Fitted Kitchen 15'4 x 7'9
- Bedroom One 14'5 x 10'6
- Bedroom Two 11'6 x 10'8
- Stylish Bathroom
- Usable Loft Room 17'4 x 9'1
- Lovely Rear Garden Approx 75'
- Off Road Parking For Two Vehicles

ENTRANCE HALL

Textured ceiling, access to first floor, radiator, power points, laminate floor.

LOUNGE

16'9 x 12' (4.88m'2.74m x 3.66m')

Double glazed window to front, opaque double glazed window to side, coved and smooth plastered ceiling with inset spotlights, range of fitted units to two walls, radiator, power points, laminate floor.

KITCHEN

15'4 x 7'9 (4.57m'1.22m x 2.13m'2.74m)

Double glazed window to rear, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, fitted extractor canopy above, space for fridge/freezer and washing machine, built-in under stairs storage cupboard, power points, laminate floor. Open plan to:

DINING ROOM

9'5 x 7'3 (2.74m'1.52m x 2.13m'0.91m)

Double glazed windows to rear and side, half opaque double glazed door to side, coved and textured ceiling, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Coved and textured ceiling, power points, laminate floor. Access to:

USABLE LOFT ROOM

17'4 x 9'1 (5.18m'1.22m x 2.74m'0.30m)

Double glazed 'Velux' style window to rear, several eaves storage cupboards, radiator, power points, carpet tiled floor.

BEDROOM ONE

14'5 x 10'6 (4.27m'1.52m x 3.05m'1.83m)

Three double glazed windows to front, textured ceiling, built-in double cupboard, radiator, power points, laminate floor.



BEDROOM TWO

11'6 x 10'8 (3.35m'1.83m x 3.05m'2.44m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, laminate floor.

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with mixer tap and shower attachment, wash hand basin and low flush toilet, tiling to three walls, heated towel rail, vinyl flooring.

REAR GARDEN

in excess of 75' (in excess of 22.86m')

Brick paved patio area, neatly laid lawn with mature flower, shrub and conifer borders, raised decking area at rear, timber shed, outside tap. Covered access leads to:

FRONT GARDEN

Brick paved providing off road parking for two vehicles.



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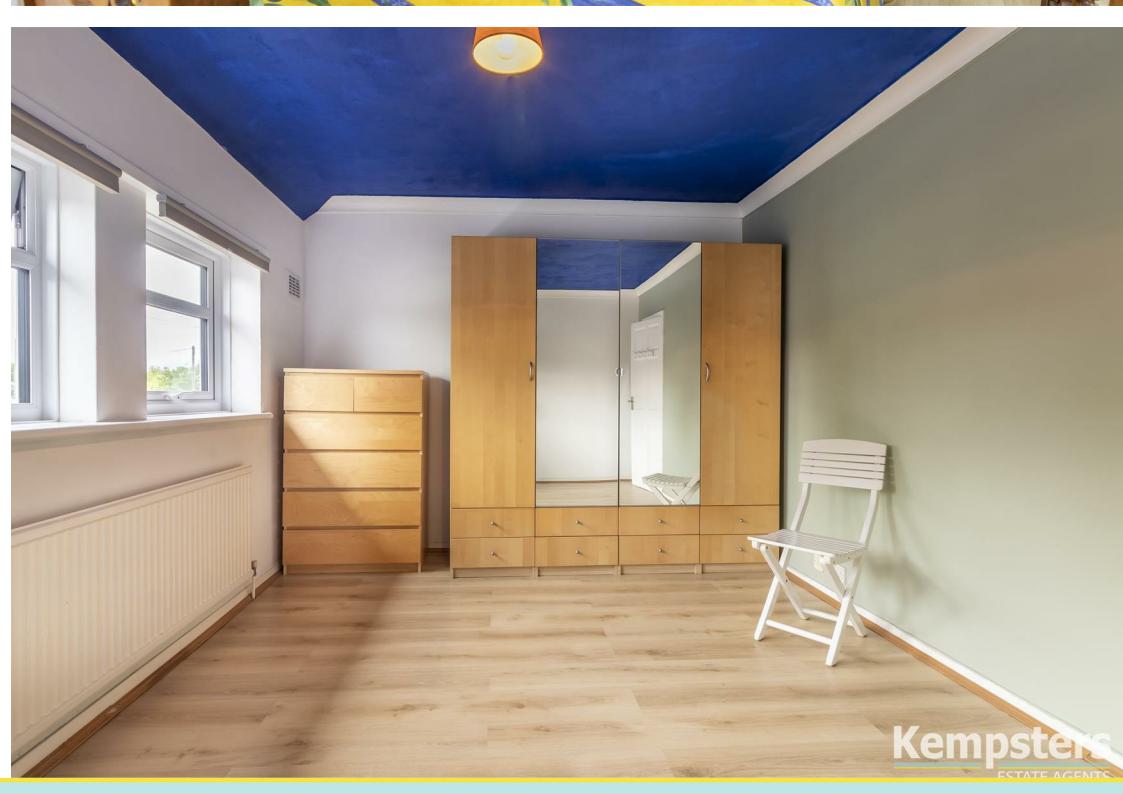
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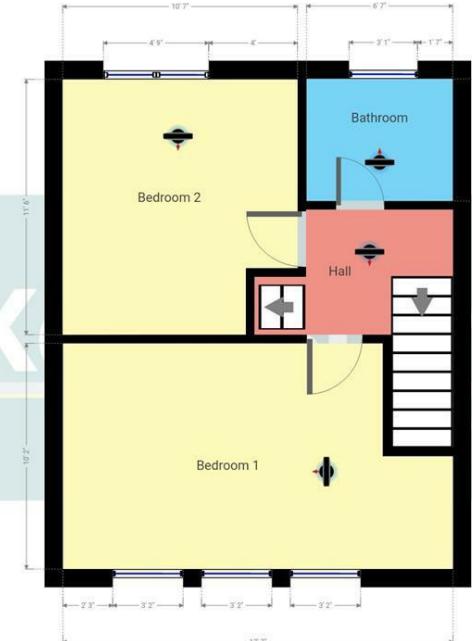
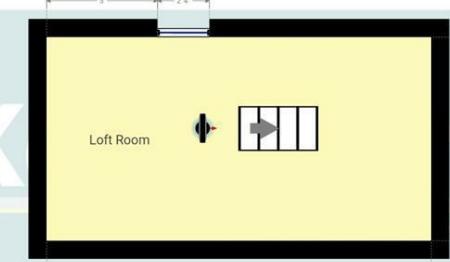
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No appliances or main services have been checked.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	
(70-80)	C		
(55-69)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			