



A two bedroom semi-detached home ideally situated within walking distance of shops & schools. The accommodation briefly comprises; entrance hall, sitting / dining room, conservatory and kitchen to the ground floor. The first floor provides; landing area, two double bedrooms and four piece bathroom suite. Externally there are front and enclosed gardens to rear, attached garage and cloakroom to rear and driveway parking. No Onward Chain.

- Two Double Bedroom Semi-Detached Home
- Walking Distance to Shops, Schools & Parks
- Open Front & Enclosed Gardens to Rear
- Sitting / Dining Room & Conservatory
- Upstairs Bathroom / Downstairs Cloakroom
- Ideal location for Families & Commuters
- Attached Garage & Driveway Parking
- No Onward Chain







Ground Floor



First Floor



Approximate total area⁽¹⁾

1029 ft²
95.6 m²

Reduced headroom

2 ft²
0.2 m²

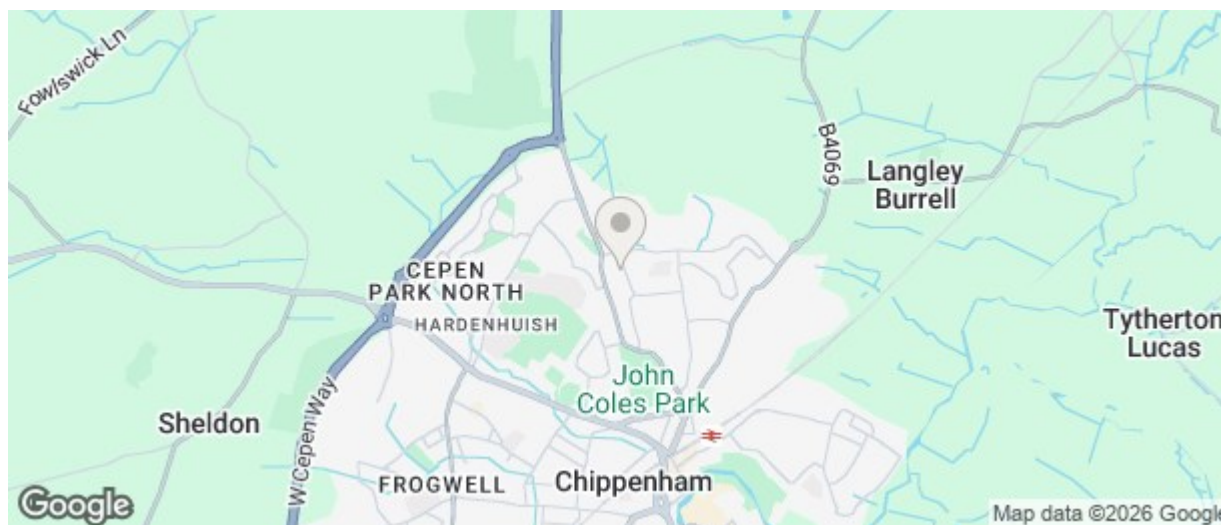
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing