

Jonathan Hunt

ESTATE AGENCY

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Offers In Excess Of £450,000

COMING SOON - JONATHAN HUNT are pleased to offer this extended THREE BEDROOM SEMI DETACHED VILLAGE HOME. The property is located within a small cul de sac offering off street parking for two cars. The property benefits from Upvc glazing, gas central heating, downstairs WC and SOUTH FACING REAR GARDEN.

ENTRANCE HALLWAY

LIVING ROOM 21'3" x 14'5" max (6.5 x 4.4 max)



BEDROOM ONE 11'11" x 10'5" (3.64 x 3.2)



KITCHEN/DINING ROOM 20'3" x 15'7" max (6.19 x 4.76 max)



BEDROOM TWO 12'3" x 9'0" (3.75 x 2.76)



CLOAKROOM

FIRST FLOOR



BATHROOM



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	85	

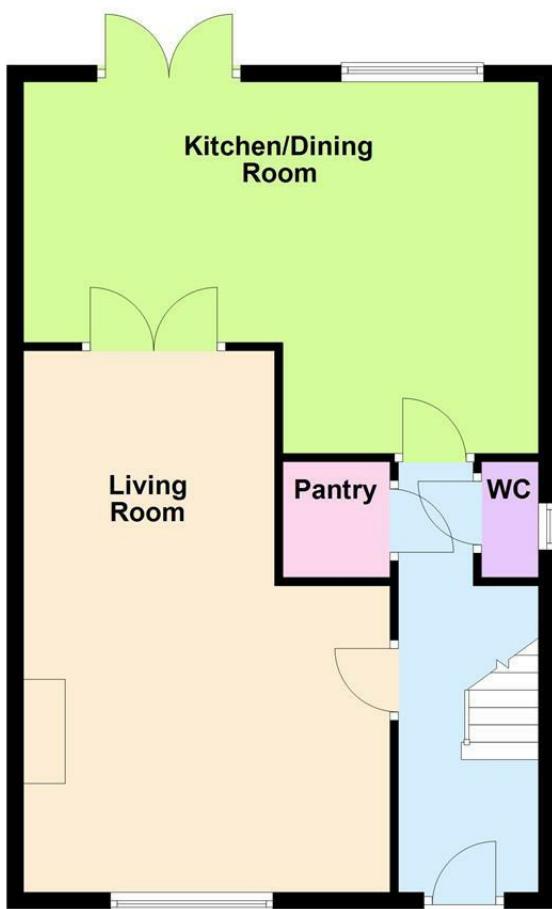
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	86	

REAR GARDEN



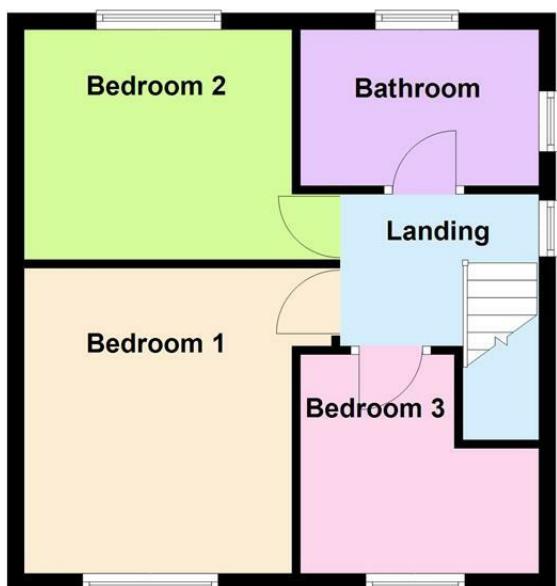
Ground Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.