



A delightful semi-detached home located on the ever popular Strawberry Fields development in Mortimer, conveniently situated for village amenities. The village boasts schools, shops and a train station as well as access to a local park with woodland and countryside walks within easy reach. The well-presented 2 bedroom home features a private Easterly aspect garden and a driveway with car port.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- 2 Bedrooms
- Living room with garden outlook
- Fitted kitchen-breakfast room
- Established garden
- Family bathroom; WC; Carport
- Walking distance of station and village amenities





Council tax band C

Council- WBC

Garden

The garden enjoys an Easterly aspect and incorporates a paved patio area abutting a lawned garden with shrub beds and a useful storage shed. There is an area of private garden to one corner with a number of specimen conifers and plum and apple trees that is ideal for al fresco dining.

Additional information:

Parking

The property has an attached carport with a pitched-tiled roof and double doors open to the garden.

Property construction – Standard form

Services:

Gas – Mains

Water – Mains

Drainage – Mains

Electricity – Mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

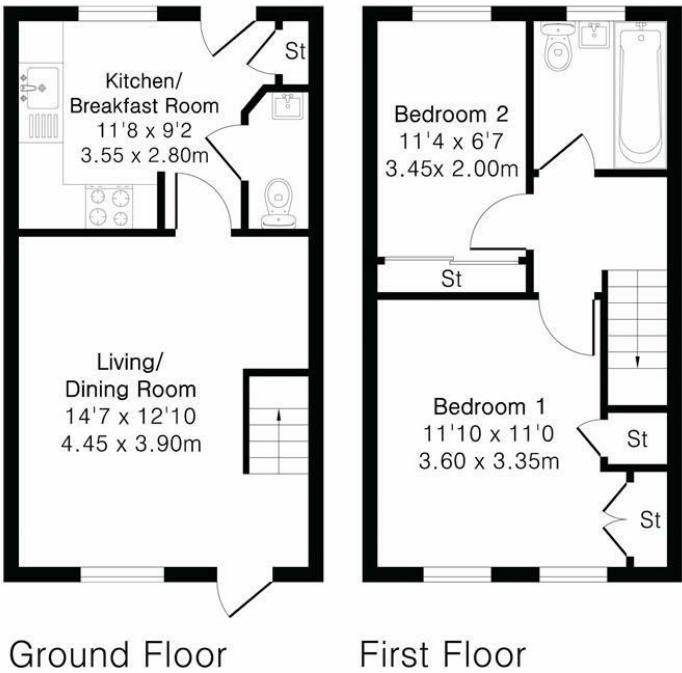
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Approximate Gross Internal Area 618 sq ft - 58 sq m

Ground Floor Area 309 sq ft – 29 sq m

First Floor Area 309 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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	73	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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