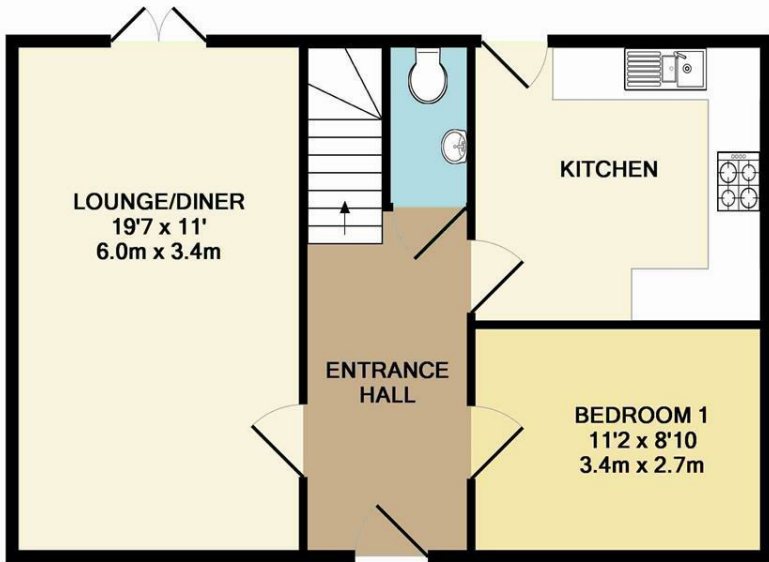
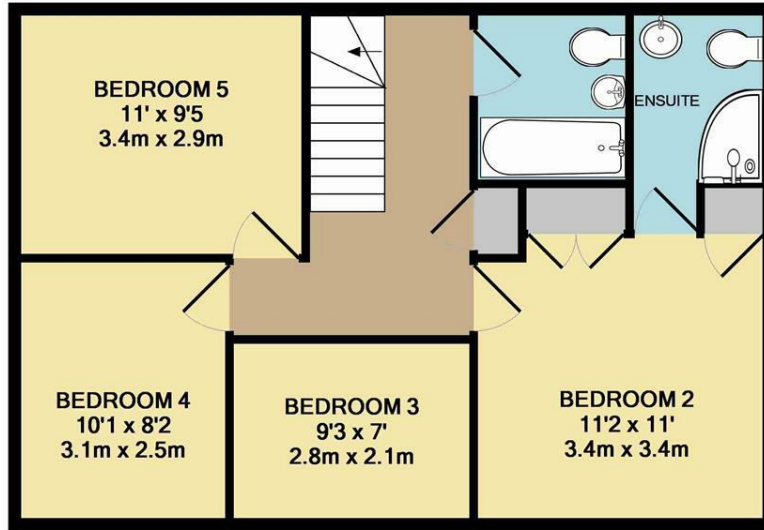


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Offers In Excess Of £350,000



abbotFox presents this chain free, spacious detached house. An ideal opportunity for any growing family or buy-to-let investor, this home is generously proportioned and occupies a prime position within easy reach of a variety of local amenities, the University and the Hospital. Accommodation comprises; inviting entrance hall, cloakroom, spacious lounge, kitchen breakfast room, utility and dining room / bedroom five to the ground floor, with four further bedrooms, en-suite to principal bedroom and family bathroom. Externally, the enclosed rear garden affords a high degree of privacy. An internal viewing comes highly recommended.

