



**Elm Road, Wrose,**

**£199,500**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* MODERN FITTED KITCHEN \*\***

**\*\* CUL-DE-SAC LOCATION \*\* GARDENS, DRIVEWAY & GARAGE \*\***

Occupying a sought after cul-de-sac setting is this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The well presented accommodation briefly comprises entrance, lounge, modern fitted dining-kitchen, three first floor bedrooms and a white house bathroom.

To the outside there are gardens, driveway and garage.



## Entrance Hall

Radiator.

## Lounge

15'1" x 12'11" (4.60m" x 3.94m")

Bay window and radiator.

## Dining Kitchen

9'9" x 14'4" (2.97m" x 4.37m')

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob, storage cupboard, radiator and upvc door leading to rear garden.

## First Floor Landing

### Bedroom One

12'1" x 9'0" (3.68m" x 2.74m")

Fitted wardrobes and radiator.

### Bedroom Two

10'2" x 10'1" (3.10m" x 3.07m")

Radiator.

### Bedroom Three

Radiator.

## Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled wall and radiator.

## Exterior

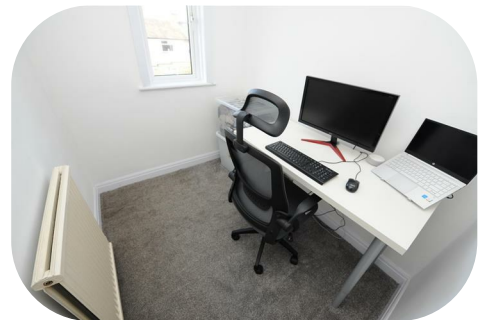
Outside there are gardens to the front with a long driveway to the side leading to a detached garage together with an enclosed patio garden to rear.

## Tenure

FREEHOLD.

## Council Tax Band

B



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(13-38) <b>F</b>			(13-38) <b>F</b>		
(1-12) <b>G</b>			(1-12) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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