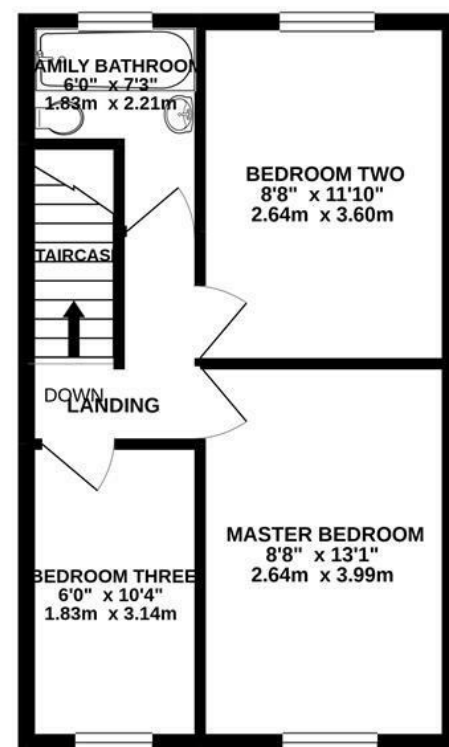
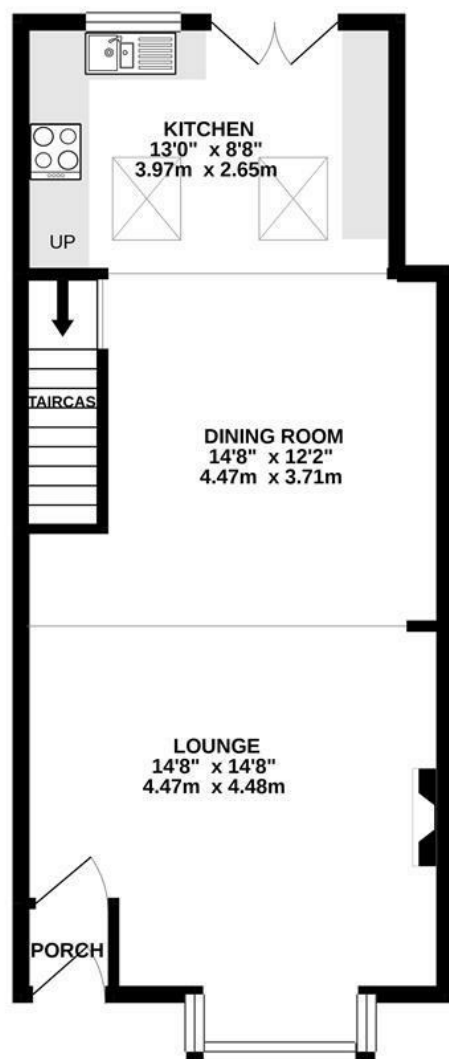




1ST FLOOR
365 sq.ft. (34.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		76	89
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89 75
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

BEN  ROSE



Offers Over £134,995

Internally, the property briefly comprises of a welcoming porch that leads into the stunning, open-plan ground floor. Here, the property has been fitted with brand new blinds and double glazed windows and doors throughout. The ground floor consists of a spacious lounge with feature fireplace that has LED spot lighting fitted and a bay fronted window. Moving through the family dining room into the extended kitchen, you'll find bespoke fitted units that features a stunning black quartz sink, induction hob with matching oven and extractor, integrated appliances and porcelain tiles. The property also features a glass heater, smoke and heat detectors and a brand new central heating system with new boiler.

Externally to the front of the property, there is on road parking, and additional public parking across the street. To the rear, there is a well-maintained yard with rear gate access to the communal ginnel. The rear yard isn't overlooked and offers great privacy.

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice

