



- Three Bedrooms (2 Doubles)
- Large Kitchen / Diner
- Good Size Lounge
- Separate Conservatory
- Modern Bathroom / wc with Shower
- Ground Floor Wc

- Large Rear Garden
- Re-decorated Throughout
- New Carpets Throughout
- Deposit – £2,019.23
- Available Beginning September
- Gas Central Heating

Take a look inside this beautifully presented and spacious 3 bedroom end terraced home situated in this convenient location.

The home benefits from a large kitchen / diner, good size lounge, separate conservatory, modern bathroom / wc with shower, 3 bedrooms (2 doubles), ground floor wc and a lovely size rear garden with large outbuilding. Available Beginning September, call now to arrange your viewing and avoid disappointment.

Council Tax Band – B

Floor Area – 796 ft 2 / 74 m 2

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas Central heating

Broadband

- Basic 18 Mbps
- Superfast 71 Mbps
- Ultrafast 5500 Mbps

Mobile Signal Coverage

- EE Good
- Vodafone Average
- Three Good
- O2 Good

Satellite / Fibre Availability

- BT Yes
- Sky Yes
- Virgin Yes

Flood Risk – Very Low

Conservation Area – None

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.