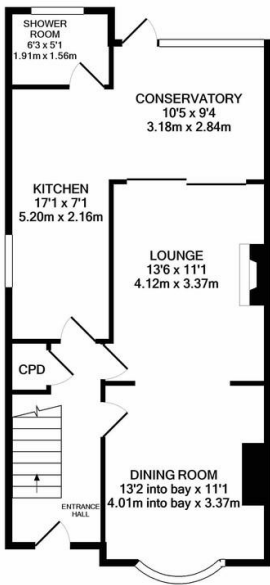


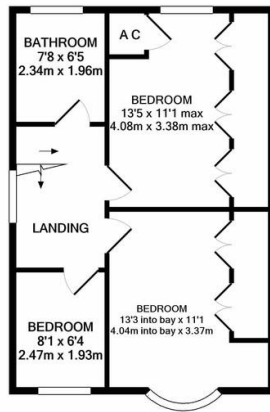


Property Summary

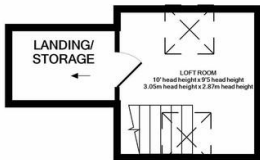
A well presented and well proportioned semi detached house in the highly desirable Stoneygate location. The accommodation comprises entrance hall, lounge, dining room, kitchen, conservatory, shower room, three bedrooms, family bathroom, loft room, off road parking, rear garden and garage. This house is a real must see so call Phillips George on 01162168178 to book your viewing today!



GROUND FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 132 SQ.FT.
(12.2 SQ.M.)

FLOOR PLAN BY PHILLIPS GEORGE
TOTAL APPROX. FLOOR AREA 1191 SQ.FT. (110.6 SQ.M.)
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Three Bedrooms
- Semi Detached
- Extended
- Loft Room
- Shower Room & Bathroom
- Garage
- Great Location
- Conservatory

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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