



#### Property Description

Wright & Wright are pleased to offer for sale this well presented and pleasant two bedroom semi detached property. uPVC double glazing, security alarm and gas central heating. Entrance hall, fitted kitchen, lounge, cloakroom. Two bedrooms and bathroom. Parking for two cars, gardens front and rear. No chain and possible investment opportunity.

**Entrance Hall**

having ceiling light point, double panelled radiator, two storage cupboards and stairs to first floor.

**Fitted Kitchen** 2.17m x 1.87m (7' 1" x 6' 2")

having uPVC double glazed window to front aspect, ceiling light points, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps over, built in oven and plumbing for automatic washing machine.

**Cloakroom WC**

having ceiling light point, single panelled radiator, two piece suite comprising low level flush wc and wash hand basin.

**Lounge** 3.93m x 3.83m (12' 11" x 12' 7")

having ceiling light point, double panelled radiator, and uPVC double glazed doors to garden.

**First Floor Landing**

having ceiling light point, loft access, single panelled radiator and storage cupboard.

**Bedroom One Rear** 3.79m x 2.72m (12' 5" x 8' 11")

having uPVC double glazed window, ceiling light point, single panelled radiator, built in wardrobes.

**Bedroom Two Front** 3.84m x 2.49m (12' 7" x 8' 2") MAX

having uPVC double glazed window, ceiling light point, single panelled radiator.

**Bathroom**

having ceiling spot lights, heated towel rail, shaver socket, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

**Outside**

having small foregarden laid to lawn with path and border. Enclosed rear garden with lawn, path and gate leading to off road parking for two cars in a tandem style.

GROUND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

