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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		65	82



Beverley Gardens, Ensbury Park

3 1

The Accommodation- Front Driveway - There is a spacious gravel stone driveway with space for off-road parking and a slope going down to double wooden gates providing access to the rear garden. Steps leading up to front door from the beautifully planted front garden with flowers, shrubs and bushes.

Entrance Hall - Double glazed front door welcoming you into the entrance hallway. Painted textured ceiling with glass feature light fitting. Obscure double glazed window with side aspect. Stairs leading up to first floor landing and under stairs storage cupboard. Radiator. Door to -

Lounge / Diner 23'11" x 11'11" (7.27m x 3.63m) Front aspect double glazed lead lighted window, with rear aspect sliding doors leading out to the conservatory. Modern decor with Burley wood burning stove and an Art Nouveau fire surround. Archway separating lounge and dining area with featured exposed brick fireplace with solid wood ledge. Sliding UPVC patio doors leading to conservatory. Door to side leading to -

Kitchen - 12'04" x 6'11" (3.76m x 2.11m) Extensive range of matching wall and base units with ample work surfaces and integrated stainless steel sink and drainer unit. Integrated gas hob and electric oven. Space and plumbing for low level fridge/freezer and washing machine. Worcester combi boiler, textured ceiling with exposed wooden beams, LED spotlights and walls with tiled splashbacks. Side aspect double glazed window with double glazed door leading to -

Conservatory 17'11" x 5'11" (5.41m x 1.56m) Double glazed conservatory leading out to the rear garden. Underfloor heating. Radiator. Door leading out to rear garden. From the hallway stairs lead to : First floor landing Side aspect obscure double glazed window. Painted textured ceiling, papered walls with dado rail and carpeted flooring. Loft hatch with pull down ladder. Doors to Bedrooms/Bathroom and WC.

Loft Room - (No Building regulations) 13'6" x 10'7" (4.11m x 3.23m) Painted smooth ceiling and walls with carpeted flooring and exposed feature wooden beams. Rear aspect double glazed Velux window. Power points and lighting. Door to storage in the eaves.

Bathroom - Modern white suite comprising a panelled bath with electric shower over. Pedestal wash hand basin. WC. Radiator. Painted smooth ceiling with painted and tiled walls. Double glazed obscure window with side aspect.

Separate WC There is a white wash hand basin with chrome mixer tap and white low level WC. Side aspect obscure double glazed window. Painted smooth ceiling with dado rail separating wooden panelled bottom walls and painted smooth top.

Bedroom One 12'06" x 9'6" to Wardrobe Front (3.81m x 2.73m) Rear aspect double glazed window. Painted wooden ceiling with painted walls and laminate wood flooring. Radiator and power points. Range of fitted wardrobes and units either side of the chimney stack.

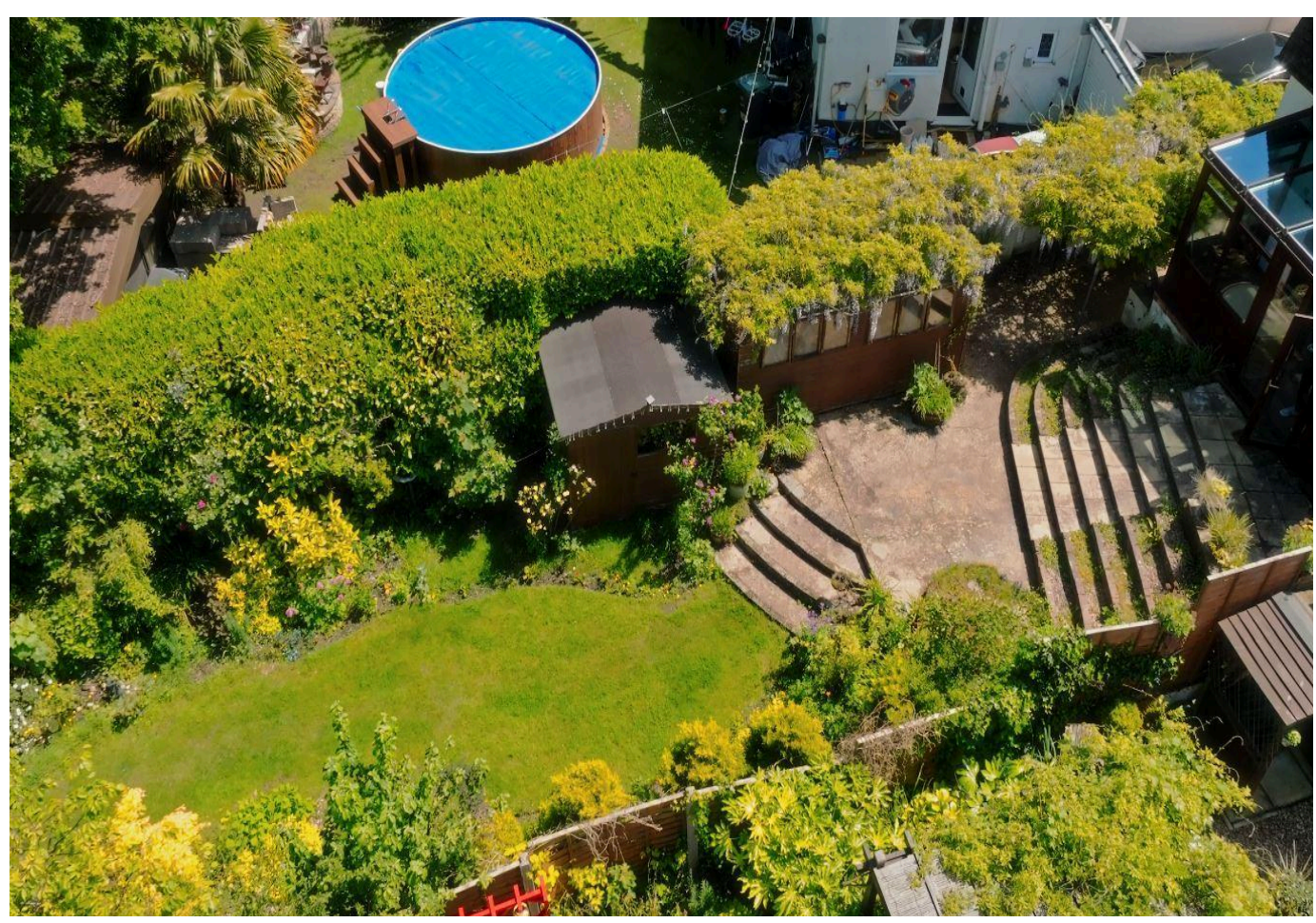
Bedroom Two 11'02" x 10'00" (3.41m x 3.05m) Front aspect double glazed lead lighted window. Painted smooth ceiling with painted walls and carpeted flooring. Radiator and power points.

Bedroom Three 8'00" x 6'09" (2.43m x 2.06m) Currently being used as a home office. Front aspect double glazed window. Painted wooden ceiling with painted walls and carpeted flooring. Power points.

- THREE BEDROOMS
- 90FT REAR LANDSCAPED GARDEN
- LOFT ROOM WITH SKY WINDOW
- LARGE SPACIOUS LOUNGE/DINER
- MODERN BATHROOM
- FITTED KITCHEN
- CONSERVATORY
- GAS CENTRAL HEATING
- CELLAR

Council Tax Band C

Asking price £350,000



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