





Guide Price £650,000 - £675,000

A great opportunity to purchase this spacious 3 bedroom semi detached house with the potential to provide a modern family home.

On the ground floor is a spacious entrance hall, a large living room with feature fireplace and a separate dining room with sliding doors to the rear of the property. The kitchen/breakfast room is fitted with a range of wall and base units with an integrated oven and hob. The garage has been converted to a third reception room, currently being used as a play room which also includes a wc and access to the rear garden.

Upstairs we have a master bedroom fitted with a range of wardrobes. There are a further two bedrooms and there is a family bathroom including a separate shower. There is a good sized upstairs landing which provides the ideal space for a possible additional staircase if an extension into the loft area is required (STPP).



The rear garden is approximately 117ft and features a pond set within a paved area which leads to a level lawn, shed for storage and patio area to the rear of the property. To the front of the property is a front garden and driveway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		44	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(39-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		37	72
England, Scotland & Wales		EU Directive 2002/91/EC	

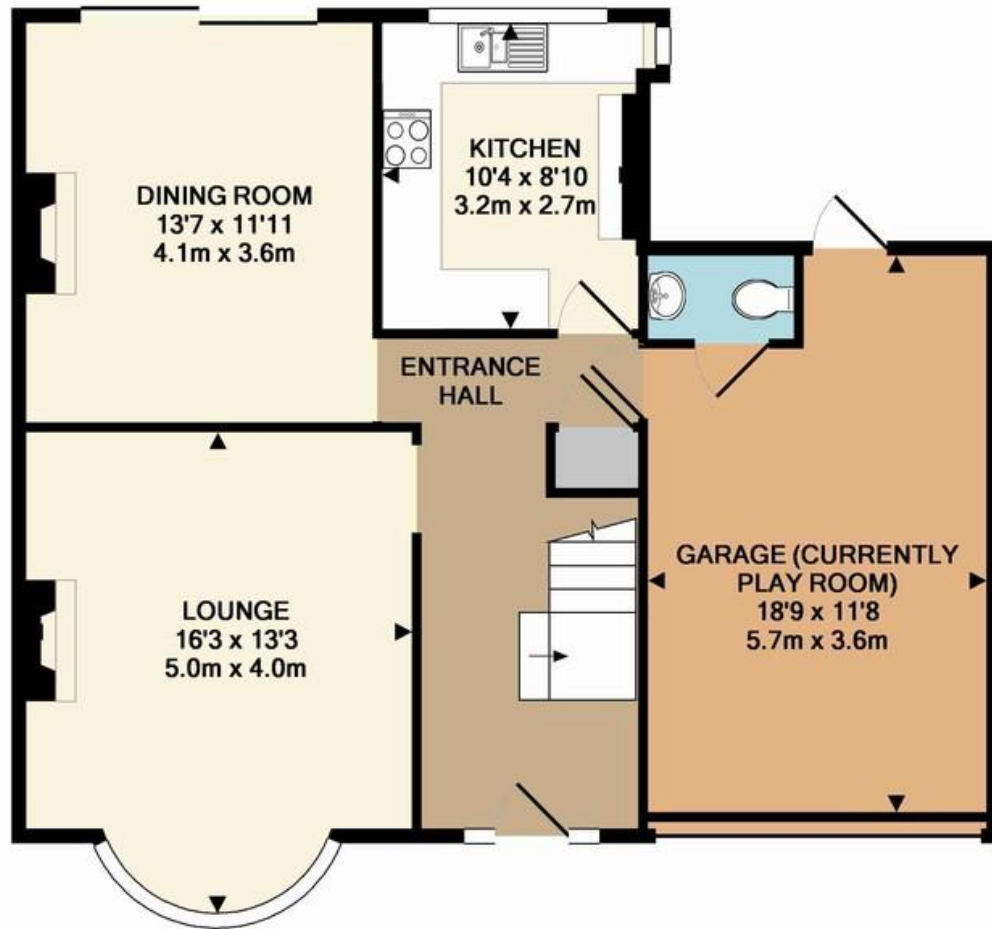


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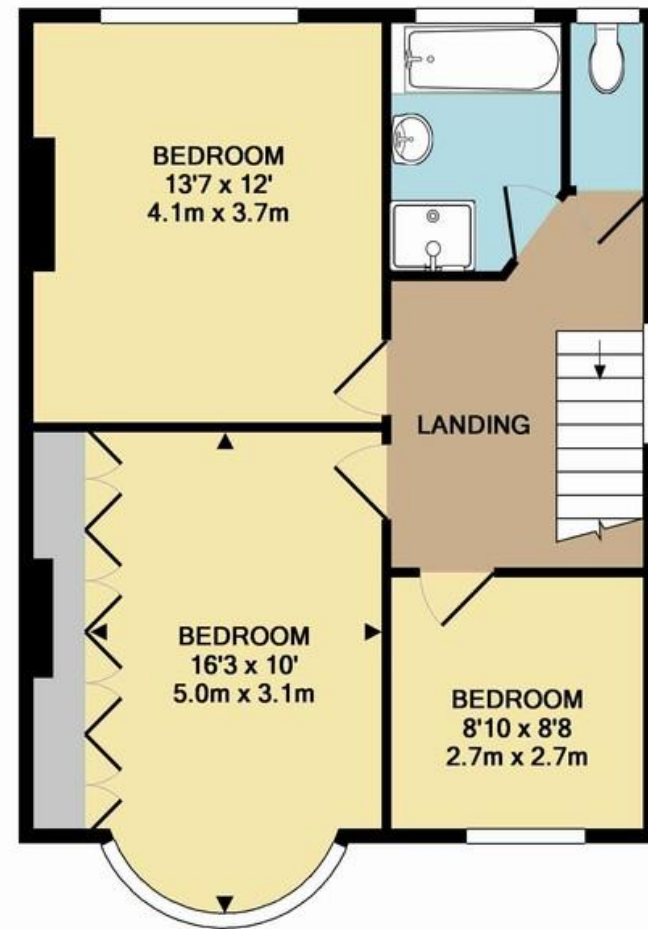
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GROUND FLOOR
APPROX. FLOOR
AREA 803 SQ.FT.
(74.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1375 SQ.FT. (127.7 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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