





Hamilton Piers of Springfield offer for sale this end terraced **THREE BEDROOM** property with entrance porch, 22' LOUNGE DINER, modern kitchen, 14' CONSERVATORY, refitted family bathroom, plus GARAGE & driveway to side/front and enclosed rear garden. Call today for immediate viewings!!



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		
	71	91
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		
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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE PORCH:

UPVC entrance door to front, double glazed window to side, door to lounge/diner.

LOUNGE/DINER: (22' Max x 15'9")

Two double glazed windows to front, stairs to first floor, under stair storage cupboard, two radiators, wood effect floor, doors to kitchen and sliding doors to conservatory.

KITCHEN: (8'2" x 7'9")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, radiator, tiled floor, space for cooker (with extractor hood over), fridge freezer, washing machine, door to conservatory.

CONSERVATORY: (14'5" x 9'5")

Double glazed windows to side and rear, perspex roof, tiled floor, door to garden.

FIRST FLOOR:-

LANDING:

Airing cupboard, doors to all bedrooms and family bathroom.

BEDROOM ONE: (11'9" x 9'5")

Double glazed window to front, fitted double wardrobe, loft access via hatch, wood effect floor, radiator.

BEDROOMTWO:(10'4" x 9'5" max)

Two double glazed windows to rear, wood effect floor, radiator.

BEDROOMTHREE: (6'9" x 6'7")

Double glazed window to rear, wood effect floor, radiator.

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FAMILYBATHROOM:

Obscure double glazed window to rear, low-level WC, pedestal hand wash basin, panel bath with shower attachment over, chrome towel radiator, partly tiled walls, wood effect floor.

EXTERIOR:

REAR GARDEN:

Paved patio area
, remainder laid to lawn, side access to garage.

FRONT GARDEN:

Lawned front garden, brick paved driveway offering off-street parking for two cars, leading to garage (with up and over door and power & lighting connected.)

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.