





Hamilton Piers of Springfield are pleased to offer for sale this **THREE BEDROOM SEMI-DETACHED** property, located in this quiet-turning in Old Springfield. Offering an entrance hall, large lounge diner, fitted kitchen, family bathroom, driveway parking to front, and rear garden with detached garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

#### GROUND FLOOR:-

##### ENTRANCE HALL:

Stairs to first floor, telephone point, radiator, understairs storage cupboard, carpet to floor and smooth ceiling.

##### LOUNGE / DINER: (22' 6" x 10' 10")

Double glazed window to front, open plan, fireplace surround with matching hearth and real fire, television point, carpet to floor and textured coved ceiling. Patio doors to rear garden.

##### KITCHEN: (11' 4" x 7' 5")

Double glazed window to rear, range of matching eye level units and base level units with roll top edged work surfaces incorporating a one and a half bowl sink drainer unit with central mixer taps. Space for fridge/freezer, dishwasher, washing machine and cooker, tiled flooring and smooth ceiling.

#### FIRST FLOOR ACCOMMODATION

##### LANDING:

Opaque double glazed window to side, loft access, carpet to floor and smooth ceiling.

##### MASTER BEDROOM: (12' 7" x 9' 8")

Double glazed window to front, radiator, telephone point, original floorboards and textured ceiling.

##### BEDROOM TWO: (10' 7" x 9' 7")

Double glazed window to rear, range of built-in wardrobes, radiator, original floorboards and textured ceiling.

##### BEDROOM THREE: (9' 4" x 7' 5")

Double glazed window to front, built-in cupboard housing hot water tank, radiator and original floorboards.

##### FAMILY BATHROOM:

Opaque double glazed window to rear, panelled bath with central mixer taps and shower attachment, low level WC, pedestal wash hand basin with tiled splashbacks, radiator, vinyl flooring and smooth ceiling.

**EXTERIOR:**

**REAR GARDEN**

The fenced rear garden has been laid to lawn with a patio area, flower and shrub borders, outside tap and access to Garage.

**FRONT GARDEN**

There is a pathway leading to the front door with lawn area, flower and shrub borders and outside lighting fitted.

**GARAGE, DRIVEWAY AND PARKING**

The block paved driveway has parking for two vehicles leading to the single garage.

**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.