

\*\* SUIT LANDLORDS ONLY AS THERE IS A TENANT IN PROPERTY PAYING £550PCM\*\* A three bedroom semi detached family home having the benefit of UPVC double glazing and gas central heating. The property further comprises, reception hall, through lounge/diner, fitted kitchen, downstairs W.C, three bedrooms, family bathroom, front & rear gardens, off road parking and garage. Energy rating E.

**SUMMARY** \*\*SUIT LANDLORDS ONLY AS THERE IS A TENANT IN PROPERTY PAYING £550PCM\*\* A three bedroom semi detached family home having the benefit of UPVC double glazing and gas central heating. The property further comprises, reception hall, through lounge/diner, fitted kitchen, downstairs W.C, three bedrooms, family bathroom, front & rear gardens, off road parking and garage. Energy rating E.

**RECEPTION HALL** With UPVC double glazed windows, central heating radiator, access to the upstairs and front door.

**LOUNGE** 22' 5" x 8' 2" (6.83m x 2.49m) With UPVC double glazed windows to the front, two central heating radiators and a gas featured fire place.

**KITCHEN** 9' 11" x 10' 3" (3.02m x 3.12m) With UPVC double glazed windows, central heating fireplace, stainless steel sink and drainer, roll top work surfaces, tilled floor and surrounds, electric cooker, plumbing and appliance space with a 'Glow Worm' boiler, doors to the pantry, outside, garage and outside W.C.

LANDING With UPVC double glazed windows to the side and a door which gives access to the loft.

**BEDROOM ONE** 12' 5" x 12' 10" (3.78m x 3.91m) With UPVC double glazed windows to the front and a central heating radiator.

**BEDROOM TWO** 12' 3" x 9' 4" (3.73m x 2.84m) With UPVC double glazed windows to the rear and a central heating radiator.

**BEDROOM THREE** 8' 8" x 8' (2.64m x 2.44m) With UPVC double glazed windows the front and a central heating radiator with a built in wardrobe.

**BATHROOM** With UPVC double glazed windows to the rear, central heating radiator, low level W.C. pedestal wash hand basin, tilled floor and surrounds, over head electric 'Triton' shower.

GARAGE 11' 7" x 9' 0" (3.53m x 2.74m) Up and over head door, with further storage space.

**FRONT** With rear access to the garden and garage.

**REAR** With a lawn and patio leading up the garden with off-road parking.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

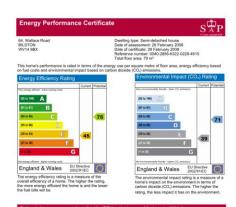
**TENURE**, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

**SERVICES**, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

## Viewina

Please contact our Redstones Estate Agency Office on 01902 235350 if you

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.



	Current	Potential
Energy use	462 kWh/m² per year	204 kWh/m² per year
Carbon dioxide emissions	6.1 tonnes per year	2.7 tonnes per year
Lighting	£49 per year	£34 per year
Heating	£672 per year	£297 per year
Hot water	£132 per year	£95 per year







