




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



A three bedroom end of terrace property that has been updated and refurbished by the current owner. On the ground floor there is a lounge/dining room, a newly fitted modern kitchen with built-in appliances and a newly constructed utility room. The first floor offers three bedrooms with newly fitted carpets and a family bathroom. Outside is a rear garden, integral garage (for storage purposes only) and driveway parking. The property has also been recently redecorated inside and externally features a new front door, garage door, soffits & fascias and guttering.

The property is conveniently situated on the sought after Paddock Hill development within easy reach of local schools and being within the Tomlinscote school catchment area and local shops. The property has sealed unit double glazed windows and gas fired central heating by radiators and there is NO ONWARD CHAIN.

EPC: D

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



GROUND FLOOR

Entrance

With newly fitted part glazed door to entrance hall with a wall mounted radiator and doors to:

Kitchen

11' 7" x 6' 7" (3.53m x 2.01m) Recently installed fitted kitchen with a one and one half bowl single drainer stainless steel sink unit with adjoining laminated working surfaces, range of high and low level units including cupboards and drawers, built in ceramic hob with stainless steel extractor hood over and oven below, built-in dishwasher, free standing fridge/freezer, ceramic tiled floor, part tiled walls, sealed unit double glazed window to the front.

Lounge/Dining Room

20' 0" x 18' 7" (6.10m x 5.66m) One double and one single radiator, wood effect laminate flooring, sealed unit double glazed windows overlooking the rear garden, and casement door to the garden.

Utility

7' 8" x 5' 11" (2.34m x 1.80m) Worktop with stainless steel circular sink with mixer tap, washing machine, dishwasher, low level wc, hand wash basin with mixer tap and storage cupboard beneath, laminate flooring.

FIRST FLOOR

Landing

Access to loft, door to airing cupboard housing a lagged copper tank with slatted shelves over.

Bedroom 1

11' 8" x 10' 0" (3.56m x 3.05m) Newly fitted carpet, sealed unit double glazed window to the front.

Bedroom 2

11' 0" x 9' 0" (3.35m x 2.74m) Double radiator, sealed unit double glazed window to the rear.

Bedroom 3

8' 0" x 6' 0" (2.44m x 1.83m) Radiator, sealed unit double glazed window to the rear, bulk head storage cupboard.

Bathroom

White suite comprising of a panelled bath with separate shower units and glazed screen, fully tiled, low flush wc with concealed cistern, wash hand basin with cupboard below, shaver point, chromium ladder style heated towel rail, sealed unit double glazed frosted window to the front.

OUTSIDE

Integral Garage

With up and over door, light and power, gas fired boiler for the central heating and domestic hot water. Please note that the garage has been shortened to provide the utility room.

Rear Garden

Extending to about 24' long. Immediately behind the house is a paved patio and step with brick built planters, beyond which is the remainder of the garden enclosed by close boarded fencing. Rear gated access, outside water tap.

Front Garden

A small area of lawn and concrete drive.

