





**£275,000**

A two double bedroom end of terrace with potential to extend situated on the Savernake development. Large rear and side garden plot with raised decking and barbecue area. There is a downstairs cloakroom. Full gas central heating to radiators. Lounge/Diner with new carpeting. Conservatory. Fitted kitchen. Garage has been altered and now used as a gym area but could potentially be a work from home area. There are walks nearby as well as local schools and shops. Call to view this great home in a cul de sac location.

# Property Description

## ENTRANCE

Outside storage cupboard, storm porch, UPVC front door opens to:

## ENTRANCE HALL

Built in cupboard, wood effect laminate flooring.

## CLOAKROOM

Low level wc, wash hand basin, radiator.

## LOUNGE *16' 0" x 13' 11" (4.87m x 4.24m)*

Aspect to the rear, radiator, coving to ceiling, double glazed door to conservatory.

## CONSERVATORY *10' 3" x 12' 6" (3.12m x 3.81m)*

Sliding doors to the rear garden, electric panel heater.

## KITCHEN *7' 1" x 6' 4" (2.16m x 1.93m)*

Range of storage units at base and eye level, work surface areas, oven, gas hob and extractor fan, concealed gas boiler, single drainer stainless steel sink unit with mixer tap, display cupboards.

## LANDING

Spiral staircase rises to the landing, access to loft space.

## BEDROOM ONE *8' 6" x 13' 11" (2.59m x 4.24m)*

Aspect to the rear, sliding mirror doors to built in wardrobe, radiator.

## BEDROOM TWO *7' 3" x 13' 11" (2.21m x 4.24m)*

Twin windows to the front aspect, radiator.

## BATHROOM

Panelled bath with mixer tap and shower, low level wc, wash hand basin, fitted cupboards, shaver socket.

## OUTSIDE

### GARAGE

Detached brick built garage with twin double glazed French doors, currently used as a gym area, lighting, personal door to the garden.

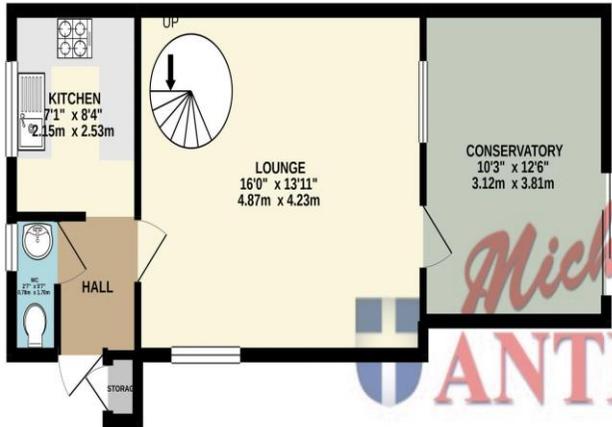
### FRONT GARDEN

Hedging to front boundary, formal lawns to front and side gardens.

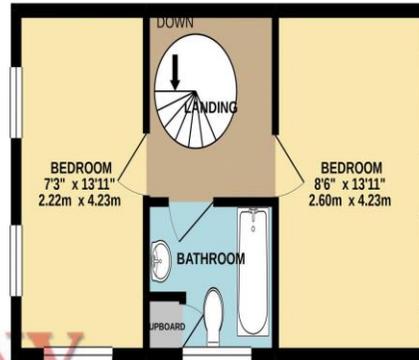
### REAR GARDEN

An undoubted feature of this home is the large garden plot extending to the side, the garden is used in various different areas, decking, larger corner raised decking area with pergola over, built in barbecue gates to the rear driveway and another gate to the front, large outside storage shed.

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



*Michael*  
**ANTHONY**

TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		64	
England, Scotland & Wales		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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		88	60
England, Scotland & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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