



Affitto Estate Agents are proud to bring to the market this modern family home which has been extended on the ground floor.

The accommodation comprises of, on the ground floor, fitted dining kitchen, complete with gas hob, oven, fridge freezer and washing machine. The kitchen has sensor floor lighting.

The spacious lounge comes complete with two, brand new, seater and three seater sofas. The dining area is light and airy and leads to the rear garden.

Also on the ground floor you will find a guest wc and a spacious shower room with walk in shower.

On the first floor you will find the two double bedrooms both with walk in closets and the single bedroom. All bedrooms come complete with brand new bed and mattress. Upstairs there is also a family bathroom.

The size of the property is deceiving from the outside, must be seen to be appreciated.

There is storage space under the staircase and a storage cupboard on the first floor.

Hive Control system is also installed.

Available to view NOW, contact us to arrange an appointment.

Council Tax Band: B



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.