





AN EXCEPTIONAL TWO DOUBLE BEDROOM MID TERRACED HOUSE. Situated in a much sought after location within Wheatley is this beautifully decorated home that is move in ready for any buyer and boasts a pleasant mix of traditional features and modern decor. This property is a first time buyers dream purchase with spacious accommodation throughout, briefly comprising of entrance porch, entrance hall, living room with feature fireplace and bay window, separate dining room, modern fantastic kitchen, utility room, landing, two double bedrooms and a large bathroom with separate shower. **EARLY VIEWINGS ARE A MUST AND THIS PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN.**

ENTRANCE PORCH

2' 9" x 2' 7" (0.86m x 0.79m) Providing access to this delightful home in the heart of Wheatley that boasts a fabulous standard of living accommodation, via a front facing double glazed frosted door, tiled flooring and further access to the entrance hall.

ENTRANCE HALL

11' 6" x 2' 9" (3.52m x 0.86m) The front facing single glazed frosted door from the porch gives access to the entrance hallway leading to the living room and the dining room, benefitting from tiled flooring and coving to the ceiling.

LIVING ROOM

11' 4" x 10' 3" (3.47m x 3.14m) A fabulous living space that would make any buyer feel at home in front of the coal effect feature gas fire with decorative surround, front facing double glazed bay window providing plenty of light, radiator, wood flooring, picture rail and coving to the ceiling.



DINING ROOM

13' 7" x 11' 10" (4.15m x 3.62m) A further spacious reception room that lends itself to the entertaining/dining area of the home with open arch leading through to the modern kitchen, rear facing double glazed window overlooking the garden, coal effect gas fire with a decorative surround, laminate flooring, picture rail, coving to the ceiling, under stairs storage cupboard, radiator and a further door leading to the stairs to the first floor landing.

KITCHEN

12' 0" x 8' 3" (3.68m x 2.52m) A superb presented modern kitchen with a red gloss finish and a touch of class, benefitting from fitted units at eye and base level, rolled top surfaces with partially tiled splash backs and incorporating a circular single bowl sink with drainer unit, four ring gas hob with extractor hood above, single electric oven, space for a freestanding fridge/freezer, integrated dishwasher, heated towel radiator, sliding door to the utility room, side facing door leading to the garden and a further side facing double glazed window allowing light to pour into this fabulous kitchen.

UTILITY ROOM

8' 5" x 4' 11" (2.59m x 1.50m) A very useful space with rear and side facing double glazed frosted windows, fitted rolled top surfaces above the space for a tumble dryer, plumbing for a washing machine, tiled flooring, radiator and a wall mounted boiler unit.

STAIRS

Accessed from the dining room via a door.







LANDING

15' 0" x 2' 8" (4.59m x 0.82m) Providing access to all first floor accommodation and benefitting from a loft access point leading to a boarded area and excellent storage loft space.

BEDROOM

13' 6" x 11' 5" (4.13m x 3.48m) A lovely bright double bedroom with two front facing double glazed windows, radiator, built in storage cupboard and coving to the ceiling.

BEDROOM

11' 11" x 10' 5" (3.64m x 3.20m) A further spacious double bedroom boasting views over the rear garden via the rear facing double glazed window, radiator, storage cupboard and coving to the ceiling.

BATHROOM

12' 1" x 8' 5" (3.69m x 2.58m) A very spacious bathroom offering a low flush WC, wash hand basin, bath with shower attachment, separate shower cubicle with electric shower unit mounted above, partially tiled walls, radiator, storage cupboard and rear facing double glazed frosted window.

FRONT GARDEN

A small front garden with a wall enclosure and a front access gate.

REAR GARDEN

A lovely landscaped rear garden with a large patio area perfect for sitting out on those sunny days, a central laid to lawn area with surrounding raised sleeper beds, wall/fence enclosure, rear access gate to the shared access behind the property and a brick built outhouse utilised for garden storage.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	59
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	52
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	