



Total approx internal floor area 58.86m² (633sq.ft).
 This floor plan is for illustrative purposes only and should be used only for this purpose by prospective applicants as it is not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D	61	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Set within the desirable Nascot Village, is this two double bedroom terraced cottage. It has been extended on the ground floor and now has two reception rooms, a good sized kitchen and a large bathroom, that incorporates a panel bath and a separate shower cubicle. Upstairs are two double bedrooms. The house is in great condition internally and has been substantially updated over the last few years. To the rear is a garden of around 12 metres and there is a brick built shed.

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



ROOM DESCRIPTIONS

Lounge

3.65m x 3.31m (12' 0" x 10' 10") To the front, double glazed window, radiators, wooden flooring, access to Dining Room.

Dining Room

3.31m x 2.69m (10' 10" x 8' 10") Wooden flooring, double glazed window, storage cupboard cupboard.

Kitchen

3.63m x 2.26m (11' 11" x 7' 5") With a range of wall and base mounted kitchen units, granite work tops, fitted gas hob, electric oven and extractor hood, space for a slimline dishwasher, washing machine and fridge freezer, tiled floor and walls, double glazed windows and door to garden.

Bathroom

Panel bath with mixer taps, separate shower cubicle, low level WC, wash basin, heated towel rail, tiled walls and floor, extractor fan.

Landing

Bedroom One

3.66m x 3.31m (12' 0" x 10' 10") To the front, double glazed window, radiator

Bedroom Two

2.68m x 2.46m (8' 10" x 8' 1") To the rear, double glazed window, radiator, storage cupboard, loft access hatch.

Garden

Approx 12 metres, decked area and lawned area, large brick built shed covering the full width of the garden at the rear.