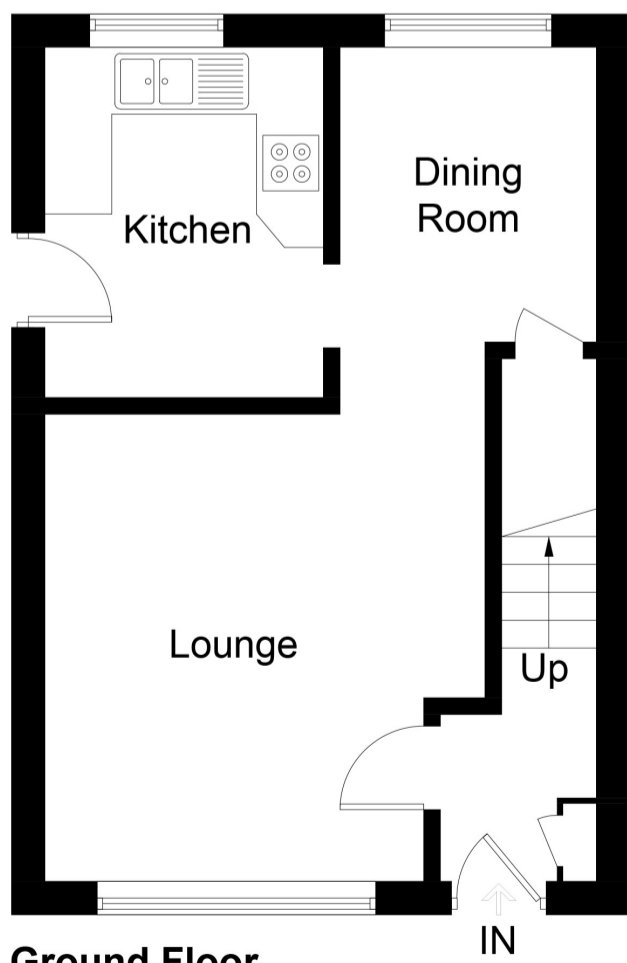


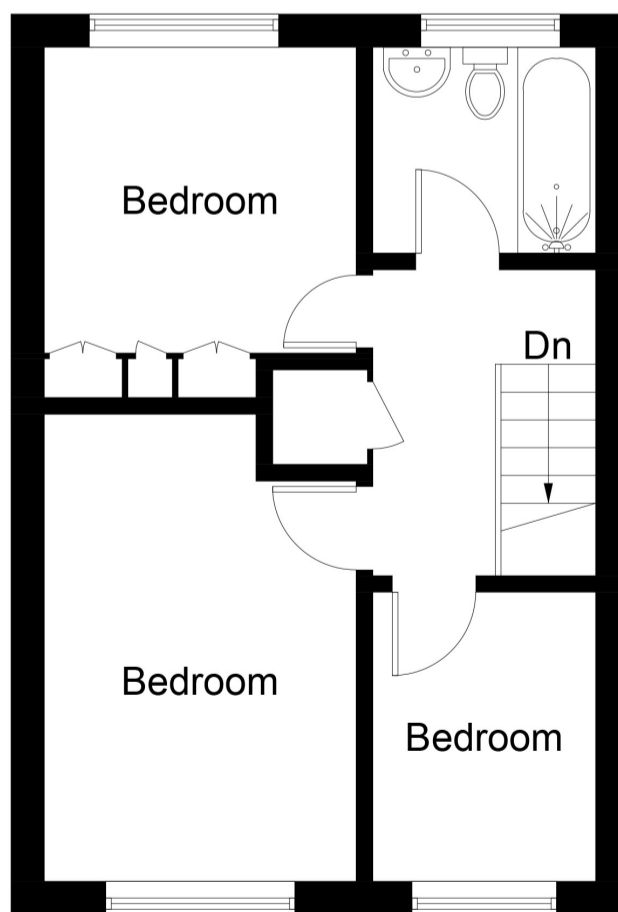


4 Portland Close

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1055613
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision



This delightful family home is located in a quiet traffic free setting, with easy access to local schools, shops and public transport links. Offered for sale with no onward chain, the well maintained accommodation briefly comprises; Entrance Hall, Sitting Room, Dining Room and Kitchen, three Bedrooms and Family Bathroom. Outside there are Gardens to the front and rear, the latter enjoying a West facing aspect along with a Garage and parking space.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door. Stairs rising to first floor accommodation. Wood effect vinyl flooring, radiator and useful storage cupboard. Door to the Sitting Room.

Sitting Room

13' 11" x 12' 11" (4.24m x 3.94m)

A bright and airy open plan space that extends into the Dining Room. Radiator and wood effect vinyl flooring. UPVC double glazed window to front.

Dining Room

9' 5" x 7' 8" (2.87m x 2.34m)

Useful storage cupboard. Radiator and wood effect vinyl flooring. UPVC double glazed window to rear. Door to Kitchen.

Kitchen

10' 2" x 8' 2" (3.10m x 2.49m)

Fitted with a range of wall and base units with roll edge worksurfaces over. Inset one and a half bowl stainless sink and drainer with mixer tap and tiled splash backs. Built in electric oven and hob with extractor over. Spaces for washing machine and fridge/freezer. UPVC double glazed door to side. UPVC window to rear.

Landing

Access to loft, which houses 'Worcester' combi boiler, with fitted ladders. Airing cupboard and doors to all Bedrooms and family Bathroom.

Bedroom 1

13' 7" x 9' 2" (4.14m x 2.79m)

Radiator. UPVC double glazed window to front.

Bedroom 2

9' 3" x 9' 2" to wardrobe fronts (2.82m x 2.79m to wardrobe fronts)

Built in wardrobes. Radiator. UPVC double glazed window to rear.

Bedroom 3

8' 6" max x 6' 8" (2.59m max x 2.03m)

Built in storage. Radiator. UPVC double window to rear.

Family Bathroom

Fitted with a white suite comprising; panelled bath with electric shower over, pedestal wash basin and low level W.C. Radiator and vinyl flooring. UPVC double glazed window to rear.

Front Garden

Laid to lawn with pathway to front and side of house.

Rear Garden

Enclosed by timber panel fencing with gated access to the front. Predominantly laid to lawn and pathways. Access to rear of Garage and parking space.

