

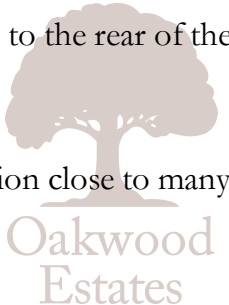










An immaculately presented four bedroom period property located in the ever popular St Marks area which has undergone a recent full refurbishment and comes to the market with no onward chain complications. To the ground floor is a wonderfully light reception room with bay window and feature fireplace, there is a second reception room again with fireplace and views out onto the rear garden, a downstairs wc and the contemporary kitchen/diner with doors out onto the patio, has plentiful storage with ample space for a large dining table.

To the first floor is a small double overlooking the garden, two further double bedrooms one with a lovely bay window and a well appointed family bathroom. To the second floor is a light and spacious principal bedroom with far reaching views and excellent eaves storage

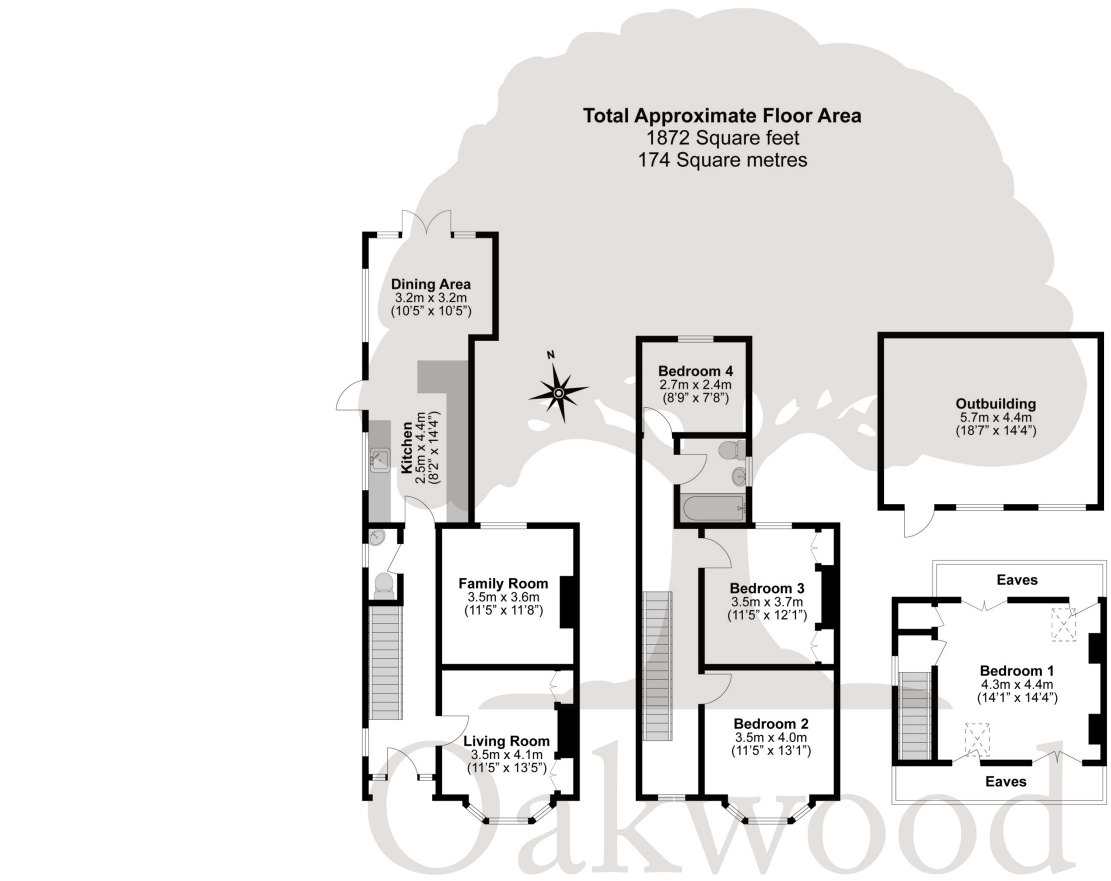
Externally there is a sunny patio, an easy to maintain garden currently set to gravel with mature borders and a very good sized outbuilding which could easily be converted into a home office or gym. To the front is a charming garden which could be paved to provide off street parking, there is also side access to the rear of the property

We feel this characterful property would make a wonderful family home due to it's ideal location close to many good and outstanding schools

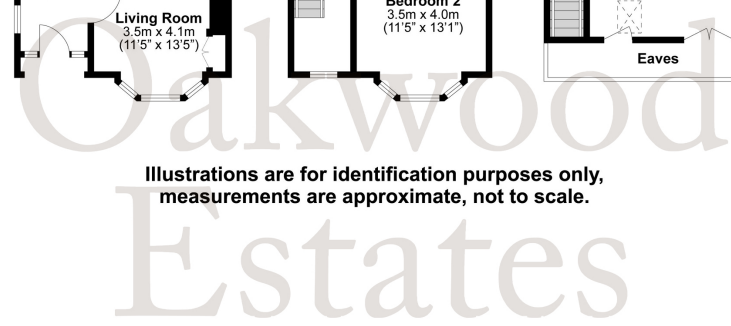


-  NO CHAIN
-  KITCHEN/DINER
-  LOFT CONVERSION
-  OUTBUILDING
-  FOUR BEDROOMS
-  PERIOD FEATURES
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS
-  GARDEN

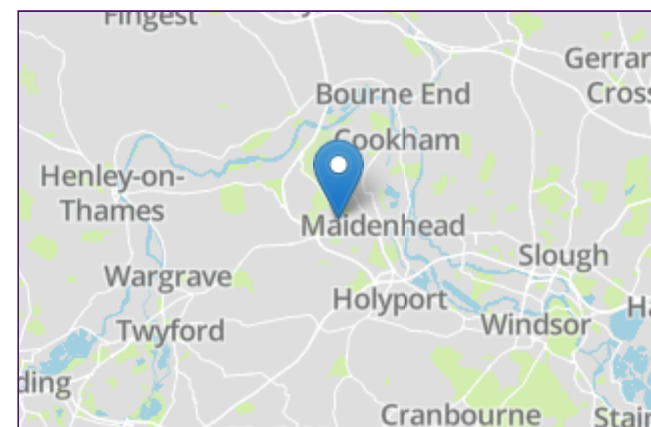
					
x4	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Illustrations are for identification purposes only, measurements are approximate, not to scale.



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			