



## UPPER CHURCH STREET

**£1,150**

This modern three-bedroom detached home is ideally located in a highly sought-after area, close to a range of local amenities. The house benefits from Gas central heating and UPVC double glazing.

On the ground floor there is an entrance hall, cloakroom/WC, spacious living room and a modern kitchen/dining room. Upstairs, there are three generous sized bedrooms, including a master bedroom with en-suite shower room, and a family bathroom.

Outside, there is a separate garage with additional parking space to the front, as well as a private, rear garden.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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