



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	88	(92-100) A	55
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</small>	



Field View, Bucklesham

£260,000

2 Bedroom(s) 1 Bathroom(s) 1 Reception(s)

To arrange a viewing of this property, or book a free valuation of your home call 01394 282828

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Property Description

A well presented two bedroom end terrace house situated in a cul-de-sac location in the popular village of Bucklesham. The accommodation comprises, entrance porch, lounge/diner, kitchen and conservatory. The first floor offer two double bedrooms and shoer room. Outside the property benefits a single garage and driveway for one car. Fully enclosed rear garden which is alrgely laid to lawn with paved patio. Further benefitting uPvc double glazed windows and doors. No onward chain.

Features Include

Two Double Bedrooms
Garage & Off Road Parking
Conservatory

Also...

Enclosed Rear Garden
No Onward Chain



Main accommodation

Entrance Hall

Front aspect double glazed door, side aspect double glazed window, wood laminate floor and door to;

Lounge/Diner Feet: 19' 6" x 11' 6" | Meters: 5.94 x 3.51

Front aspect double glazed window, night storage heater, wood laminate flooring, gas fire, stairs to 1st floor, understairs cupboard and door to;

Kitchen Feet: 11' 6" x 7' 6" | Meters: 3.51 x 2.29

Rear aspect double glazed door & window, tile effect vinyl floor, work surface, stainless steel sink & drainer, 4 ring gas hob, eye level double oven, wall & base units and space for slim line dish washer.

Conservatory Feet: 11' 3" x 10' 9" | Meters: 3.43 x 3.28

Rear aspect double glazed window, side aspect double glazed double doors, tiled floor, work surface, space for washing machine and tumble dryer.

Landing

Night storage heater, carpet, loft access and doors to;

Bedroom 1 Feet: 9' 6" x 9' 6" | Meters: 2.90 x 2.90

Rear aspect double glazed window, carpet and built in wardrobe.

Shower Room

Side aspect double glazed window, tiled walls, walk in shower unit, vanity unit with hand wash basin and W.C., heated towel rail and tile effect vinyl floor.

Bedroom 2 Feet: 11' 6" x 10' 5" | Meters: 3.51 x 3.18

Front aspect double glazed window, wood effect floor and airing cupboard.

Front Garden

Laid to lawn, paved path to front door & drive way.

Rear Garden

Paved path & patio, laid to lawn, mature borders and fully enclosed.

Garage Feet: 18' 0" x 8' 2" | Meters: 5.49 x 2.49

Electric up and over door, power, light, side aspect door and rear aspect window.

