

DORSET ROAD

£435,000

LANGLEY
ESTATE AGENTS

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Langley Estate agents are pleased to present to the market a beautifully presented three bedroom family house.

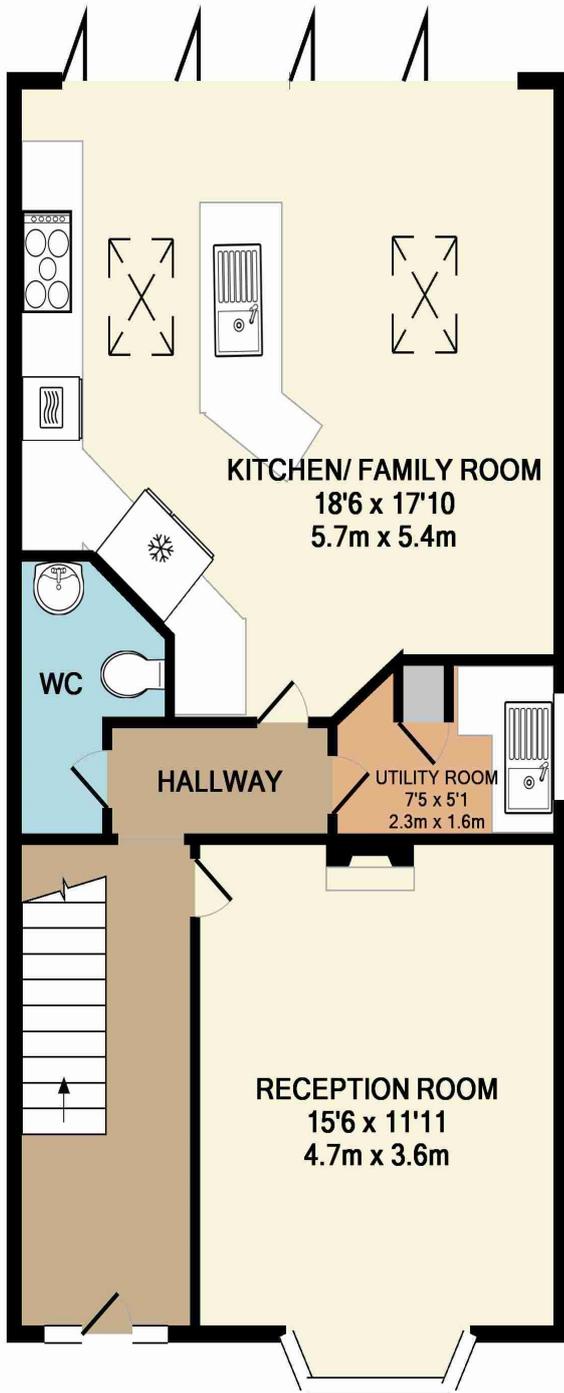
The entrance hall comprises a lounge, utility room, W.C and an extended open plan kitchen/diner with byfolding doors out to the rear garden.

The first floor comprises three bedrooms and a modern family bathroom with shower and bath, W.C and basin.

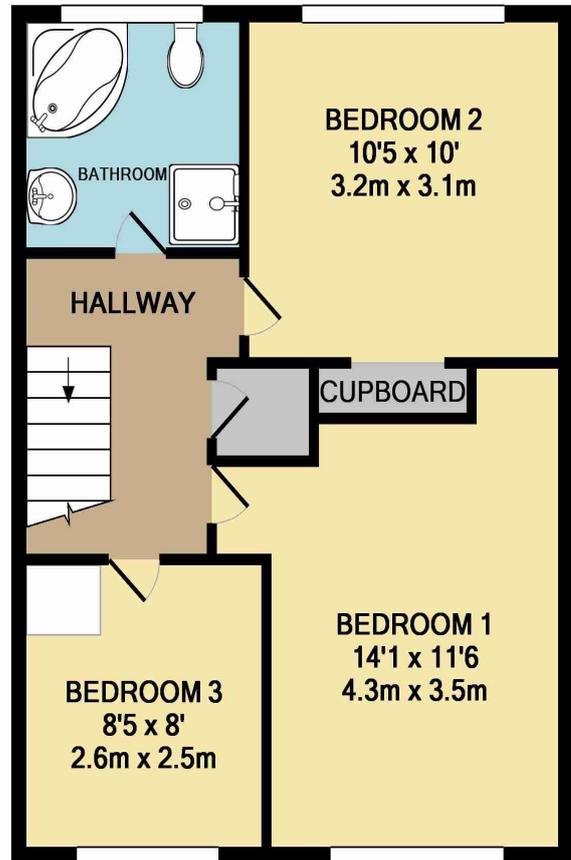
The property also benefits from gas central heating, double glazing, off street parking and a lovely rear garden with side access.



DICSLAIMER: PLEASE NOTE THESE PARTICULARS
WHILST BELIEVE TO BE ACCURATE AND ARE SET AS
GIUDELINES ONLY AND DO NOT CONSTITUTE ANY
PART OF AN OFFER OR CONTRACT.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 SQ.M.)

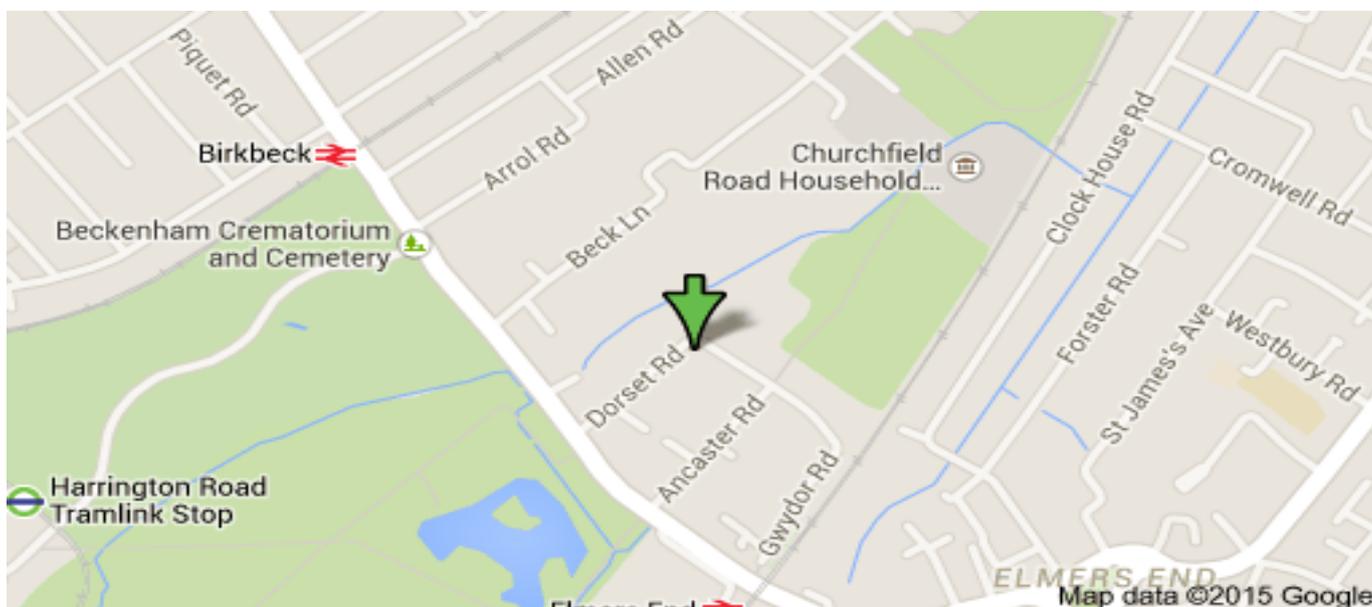
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		82	(69-80) C
(55-68) D	61		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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.

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.



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



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