



Wilstone Close UB4 9RL

Located on a quiet is this well presented & spacious mid terrace house located on the ever popular Glencoe Park development. Accommodation comprises entrance porch, hallway, living room, kitchen / diner, 2 bedrooms & family bathroom, externally there are attractive front & rear gardens and a allocated parking space...VIEWING IS HIGHLY ADVISED

Accommodation

a well presented mid terrace house

2 bedrooms

kitchen / diner

living room

family bathroom

attractive gardens

allocated parking space

quiet close

Ground Floor

entrance porch -

hallway -

living room - 14' 6" x 9' 8" (4.42m x 2.95m) front aspect double glazed window, radiator, fitted carpet & built in storage cupboard

reverse view -

kitchen / diner - 13' 1" x 8' 3" (4m x 2.52m) range of eye & base level units, single drainer sink unit with tiled splash back, cooker point, space & plumbing for washing machine, space for fridge freezer, laminate flooring, rear aspect window & door leading to rear garden

reverse view -

first floor landing - fitted carpet, access to loft & built in storage cupboard

bedroom 1 - 13' 1" x 11' 3" (4m x 3.45m) front aspect double glazed window, radiator, fitted carpet & built in wardrobe

reverse view -

bedroom 2 - 11' 9" x 6' 8" (3.6m x 2.05m) rear aspect double glazed window, radiator & fitted carpet

bathroom - panel enclosed bath with shower over, wall mounted wash hand basin with mixer tap, low level wc, part tiled walls, vinyl flooring, radiator & rear aspect frosted double glazed window

external - front & rear gardens, laid to lawn with patio area, timber shed, external tap & light & rear gated pedestrian access



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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, Scotland & Wales		71	89
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		71	88
	EU Directive 2002/91/EC		

