



**Advertised Street1  
Advertised Street4  
AD14 8VE**

**agentOS**

Bringing Together Property Software & PropTech



# Advertised Street1, Advertised Street2, Advertised Street3, AD14 8VE

£250,000 Freehold

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**Kitchen:** 3.00m ( 9'11") x 3.00m ( 9'11")

Inset stainless steel sink, inset electric hob with cooker. Patio doors leading out to garden with spectacular views

**Living Room:** 6.00m ( 19'9") x 3.00m ( 9'11")

Window to the front and patio doors to the garden. Brick fireplace with open fire

**Dining Room:** 3.00m ( 9'11") x 4.00m ( 13'2")

A spacious dining area to enjoy a lovely meal with family

**Downstairs WC:** 2.00m ( 6'7") x 2.00m ( 6'7")

A spacious toilet with a Jacuzzi bath

**Bedroom 1:** 4.00m ( 13'2") x 2.00m ( 6'7")

Window to the rear and fitted wardrobe cupboards.

**Bedroom 2:** 4.00m ( 13'2") x 2.00m ( 6'7")

Window to the rear and side with fitted wardrobes and newly fitted radiator

**Bedroom 3:** 4.00m ( 13'2") x 3.00m ( 9'11")

Window to the front

**En Suite:** 2.00m ( 6'7") x 4.00m ( 13'2")

Window to the side and WC.

**Master Bathroom:** 3.00m ( 9'11") x 4.00m ( 13'2")

Spacious bathroom with fitted bath and walk in shower

**Private Garden:**

Patio area with pergola adjacent to the property with the remainder laid to lawn with mature shrub beds, further patio area, a pond and a greenhouse.

The private, south facing rear garden is fully enclosed by fencing and mature hedging.

**Conservatory:** 101.00m ( 331'5") x 101.00m ( 331'5") (Height: 101.00m ( 331'5"))

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**First Floor Landing:** 101.00m ( 331'5") x 101.00m ( 331'5") (Height: 101.00m ( 331'5"))

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**Ground Floor Entrance:** 101.00m ( 331'5") x 101.00m ( 331'5") (Height: 101.00m ( 331'5"))

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**Utility Room:** 101.00m ( 331'5") x 101.00m ( 331'5") (Height: 101.00m ( 331'5"))

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**Garage:** 101.00m ( 331'5") x 101.00m ( 331'5") (Height: 101.00m ( 331'5"))

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#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	