

154 Gate Road, SA14 7RN



£109,950 Freehold



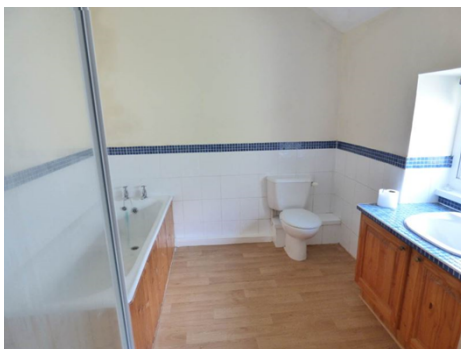
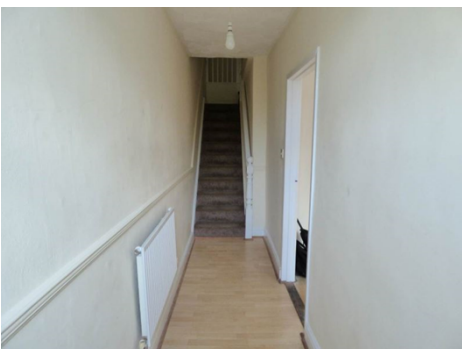


The Features...

Accommodation...

- ⌘ **Entrance Hallway** (1.10m (3'8") x 6.66m (21'11"))
UPVC front door. Dado Rail. Laminate flooring. Radiator. Stairs to first floor landing. Door to open plan living / dining room.
- ⌘ **Living / Dining room** (3.79m (12'6") x 6.66m (21'11"))
Upvc windows to fore and rear. Two radiators. Wood effect Laminate Flooring. Doors to Kitchen, Hall and under stairs cupboard.
- ⌘ **Kitchen** (2.54m (8'4") x 3.58m (11'9"))
Range of base and wall units. Modern Kitchen. Tiled floor. Door to living/dining room. Upvc window to side. Upvc door to garden. Radiator. Electric hob/oven. Extractor fan. Part tiled walls. Plumbing for a washing machine.
- ⌘ **Bedroom 1** (3.09m (10'2") x 3.25m (10'8"))
Radiator. Door to landing. Carpeted floor.
- ⌘ **Bedroom 2** (3.18m (10'6") x 3.31m (10'11"))
Upvc window to rear. Radiator. Carpeted floor. Door to landing.
- ⌘ **Bedroom 3** (1.82m (6'0") x 2.32m (7'8"))
Upvc double glazed window. Carpeted floor. Door to landing. Radiator.

- ⌘ **Externally** ()
Rear Garden. Small forecourt area to fore.
- ⌘ **Services** ()
LPG gas central heating, electricity, water and sewerage. Council tax band "B".
- ⌘ **Please note** ()
These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Relocations and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983



The Property...



Ground Floor



1st Floor



Information provided for guidance only. Not to be relied upon for legal purposes.

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 & Wales	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			76
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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