





An ideal first time buy or investor purchase.

This lovely 2 bedroom semi has been updated by the current owners who have updated the kitchen and opened up the wall to create an open plan lounge diner kitchen area with French doors out to the rear garden.

To the first floor are two generous bedrooms along with an updated family bathroom which has freestanding shower cubicle, w/c, bath and hand basin.

External the property a good size rear garden, open lawn to the front with driveway and garage, the rear of the garage has a timber extension which houses a useful w/c and utility area.

St Giles Close is a lovely cul-de-sac bordering open fields, located in a quiet residential area just a short walk from local amenities in the town centre which include, shops, bars, restaurants cinema and a 3 pool leisure centre.

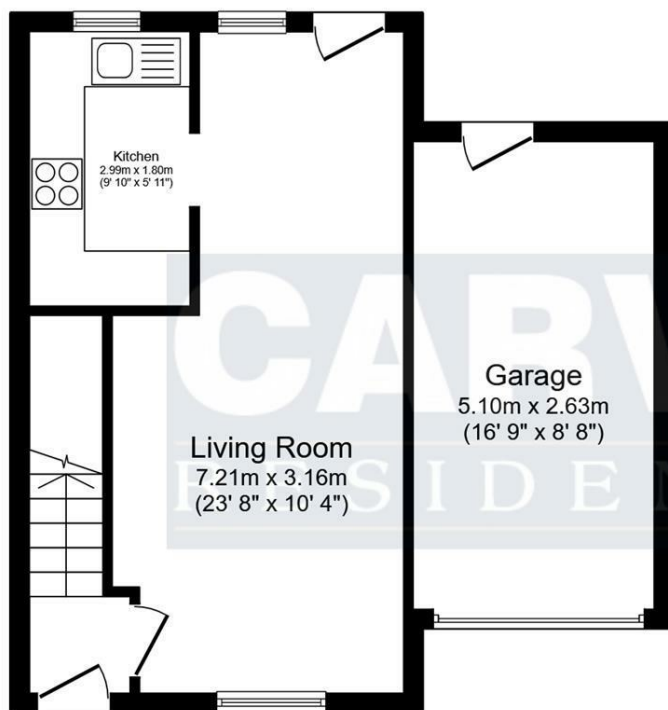




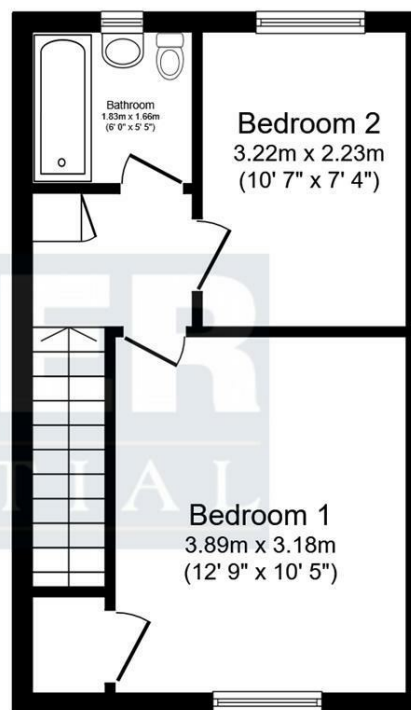


- 2 Bed Semi
- Garden
- Driveway

- Updated Kitchen & Bathroom
- Garage
- Cul-de-sac position



**Ground Floor**  
Floor area 43.3 m<sup>2</sup> (466 sq.ft.)



**First Floor**  
Floor area 29.4 m<sup>2</sup> (317 sq.ft.)

**TOTAL: 72.8 m<sup>2</sup> (783 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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