


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls 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 here are not tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 51022.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		85
(81 to 91) B		
(69 to 80) C		63
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC 



Harvey Scott are pleased to bring to the market this four bedroomed semi detached property located in the popular and convenient location of Davenport, close to transport links. The property in brief comprises of porch, entrance hallway, stairs to first floor landing, access to cellar chambers, leading off to reception room one, reception room two and kitchen. The first floor landing provides access to bedrooms four, two and one an small landing provides access to bathroom and bedroom three. The property retains many period features and benefits from partially double glazing and gas central heating. Externally to the front of the property there is a block paved driveway for several cars with access to the side elevation and car port leading to the rear garden. Viewings are essential to appreciate this family home.

ROOM DESCRIPTIONS

GROUND FLOOR

Porch
3' 0" x 4' 10" (0.91m x 1.47m) Max. Ceiling light, moulding to ceiling, tiled flooring leading to entrance hall.

Entrance Hallway
5' 0" x 244' 0" (1.52m x 74.37m) Max. Laminated wooden flooring throughout, wooden panelling, cornice, two wall lights, stairs to first floor landing, leading off to reception room one, reception room two, kitchen and floors to cellars and gas central heating radiator.

Reception Room One
13' 0" x 16' 0" (3.96m x 4.88m) Max. uPVC double glazed bay window to front elevation, ceiling light, coving picture rails, power points, working gas fire and gas central heating radiators.

Reception Room Two
15' 0" x 13' 10" (4.57m x 4.22m)) Max. uPVC double glazed window to side elevation, ceiling light, coving, picture rails, gas central heating radiator, power points, TV point, wooden panelling, working gas fireplace with surround.

Kitchen
12' 0" x 16' 10" (3.66m x 5.13m) Max. Two uPVC double glazed window to side elevation, and one wooden to rear elevation, two ceiling lights, lino flooring, gas central heating radiator, serving hatch through to reception two. Fitted with a wall and base units, integrated fridge/freezer, integrated dishwasher, integrated oven and grill, four ring gas hob leading out to decking.

CELLARS

Cellar Hallway
5' 0" x 31' 1" (1.52m x 9.47m) Max.) Max. Power, lighting, gas central heating radiator, wooden door leading out to rear garden.

Chamber One
Power, lighting, electric and gas meters and gas central heating radiator.

Chamber Two
14' 1" x 9' 10" (4.29m x 3.00m) Max. Power, lighting, combi boiler, gas central heating radiator, plumbing and drainage, single glazed wooden window to rear elevation.

FIRST FLOOR

Landing
5' 0" x 18' 1" (1.52m x 5.51m) Max. Stairs with partially wood panelled walls leading to landing, ceiling light, loft hatch, cupboard space leading off to bedroom one, two, three, four and bathroom.

Bedroom Two
12' 1" x 13' 1" (3.68m x 3.99m) Max. uPVC double glazed window to front elevation, ceiling light, power points, gas central heating radiator and original fireplace.

Bedroom One
15' 0" x 13' 11" (4.57m x 4.24m) Max. uPVC double glazed bay window to side elevation, ceiling light, power points, TV point and gas central heating radiator.

Bedroom Four
11' 10" x 16' 0" (3.61m x 4.88m) Max. uPVC double glazed window to front elevation, ceiling light, power points and gas central heating radiator.

Front Landing
6' 0" x 3' 0" (1.83m x 0.91m) Ceiling light leading off to bathroom and bedroom three.

Bathroom
uPVC frosted double glazed window to side elevation, tiled wall and floor, heated towel rail. Fitted with a modern three piece suite in white comprising of low level WC, wash hand basin set into storage, walk-in double shower with folding doors.

Bedroom Three
6' 0" x 9' 11" (1.83m x 3.02m) Max. uPVC double glazed window to rear elevation, ceiling light, gas central heating radiator.

EXTERNAL

Front
Brick wall, cast iron double gates, driveway parking for several vehicles, leading to front door and side elevation and car port.

Rear Garden
Patio area, seating area, pond with water feature, mainly laid to lawned enclosed with borders with shrubbery and trees enclosed with wood panel fencing and brick walls.