





Situated within 300 yards of Royal Parade and with the Common being only 1/4 of a mile away is this attractively presented detached house.

Built in a Georgian style, this five bedroom modern home offers a wealth of accommodation including a grand entrance hall with central staircase ascending to a galleried landing, a luxury fitted kitchen/breakfast room with some appliances, two further reception rooms and a study

The master bedroom has a contemporary ensuite bathroom and access to a balcony overlooking the garden to the rear. The second bedroom also benefits from an ensuite bathroom. While the remaining bedrooms have use of the family bathroom.

Outside the deep frontage offers ample off street parking plus a double garage and there is a good size flat private garden to the rear.

Viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-100)	A		
(61-81)	B		
(39-60)	C		
(15-58)	D	55	67
(3-14)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Please refer to

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# The Georgian House

APPROX. GROSS INTERNAL FLOOR AREA 3457.79 SQFT / 321.24 SQM INC. GARAGE



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

