





****360 VIRTUAL TOUR**** A well presented three bedroom semi detached property, situated within a popular location having good access to a range of local amenities and transport links. The property benefits from having a brand new shower room, good sized living room, driveway providing parking and three well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.



Entrance Hall

With under stairs storage and doors leading off to:

Kitchen Diner

With a selection of matching wall and base units, having a laminate preparation work surface, one and a half bowl sink with mixer tap and drainer, electric oven, four ring hob with extractor over, space for washing machine and a door leading to the conservatory.

Conservatory

With double glazed UPVC windows to the rear and side elevation and double glazed French doors leading out onto the garden.

First Floor

With a double glazed upvc window to the side elevation, loft hatch, central heating radiator and doors leading off to:

Master Bedroom

With central heating radiator, built in wardrobe and a double glazed UPVC window to the front elevation.

Bedroom Two

With central heating radiator and a double glazed UPVC window to the rear elevation.

Bedroom Three

With central heating radiator and a double glazed UPVC window to the front elevation.

Shower Room



With a three piece suite comprising: shower cubicle with glass sliding door and a electric shower over, wash hand basin with mixer tap and a low level WC, double glazed window to the rear elevation and tiled flooring.

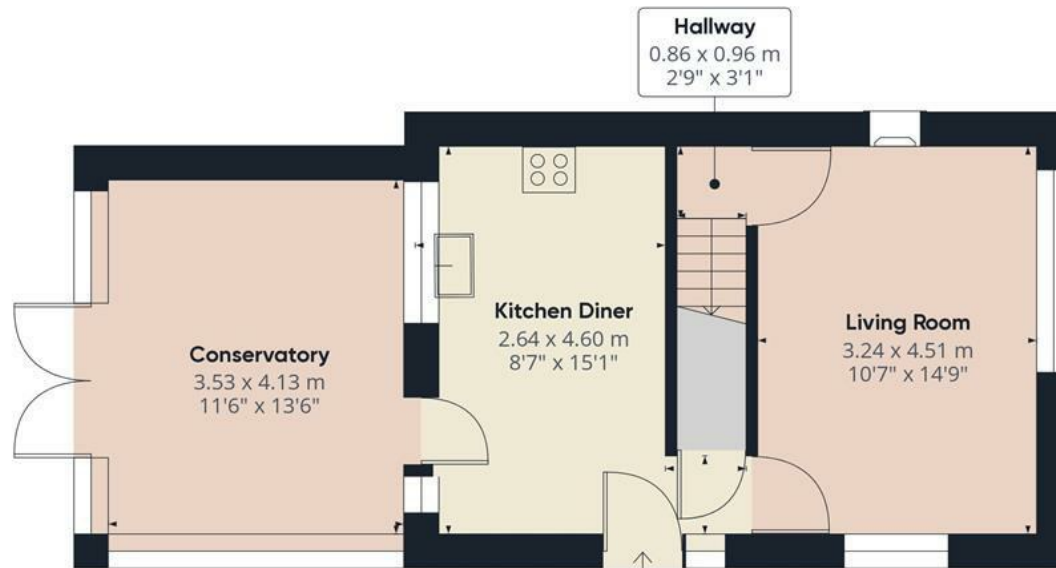
Outside

The outside of the property to the front elevation offers a block paved driveway providing parking facility. The rear elevation offers a mainly laid to lawn garden with generous sized decked area ideal for seating, all of which is enclosed via timber fencing.

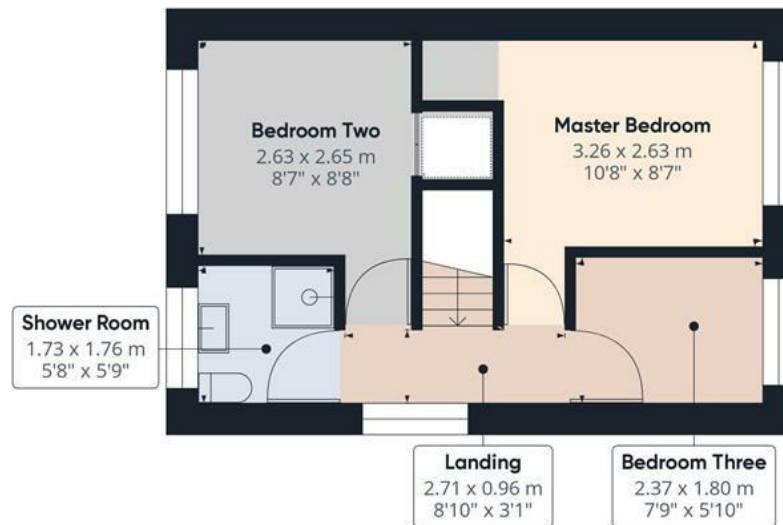








Floor 0



Floor 1

Approximate total area⁽¹⁾

75.22 m²

809.69 ft²

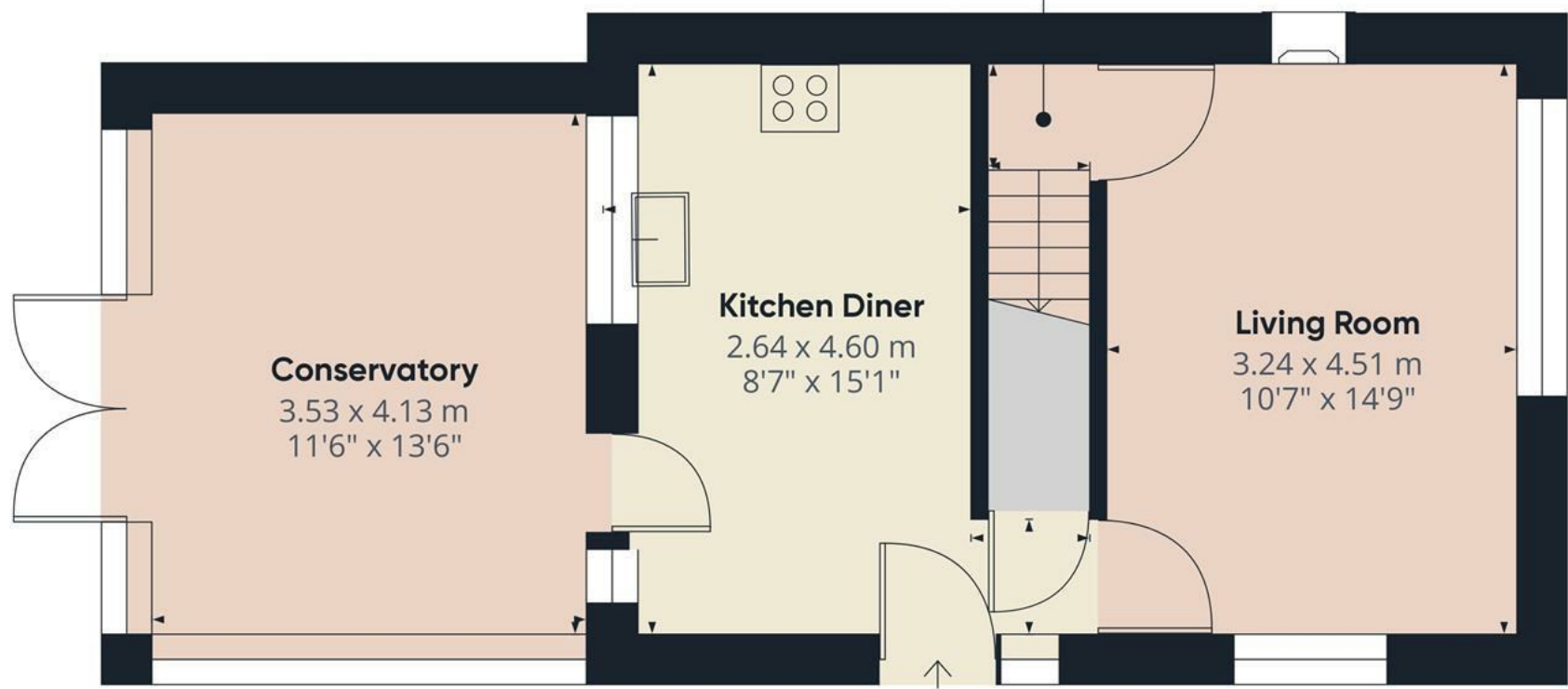
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Hallway
0.86 x 0.96 m
2'9" x 3'1"



Conservatory
3.53 x 4.13 m
11'6" x 13'6"

Kitchen Diner
2.64 x 4.60 m
8'7" x 15'1"

Living Room
3.24 x 4.51 m
10'7" x 14'9"

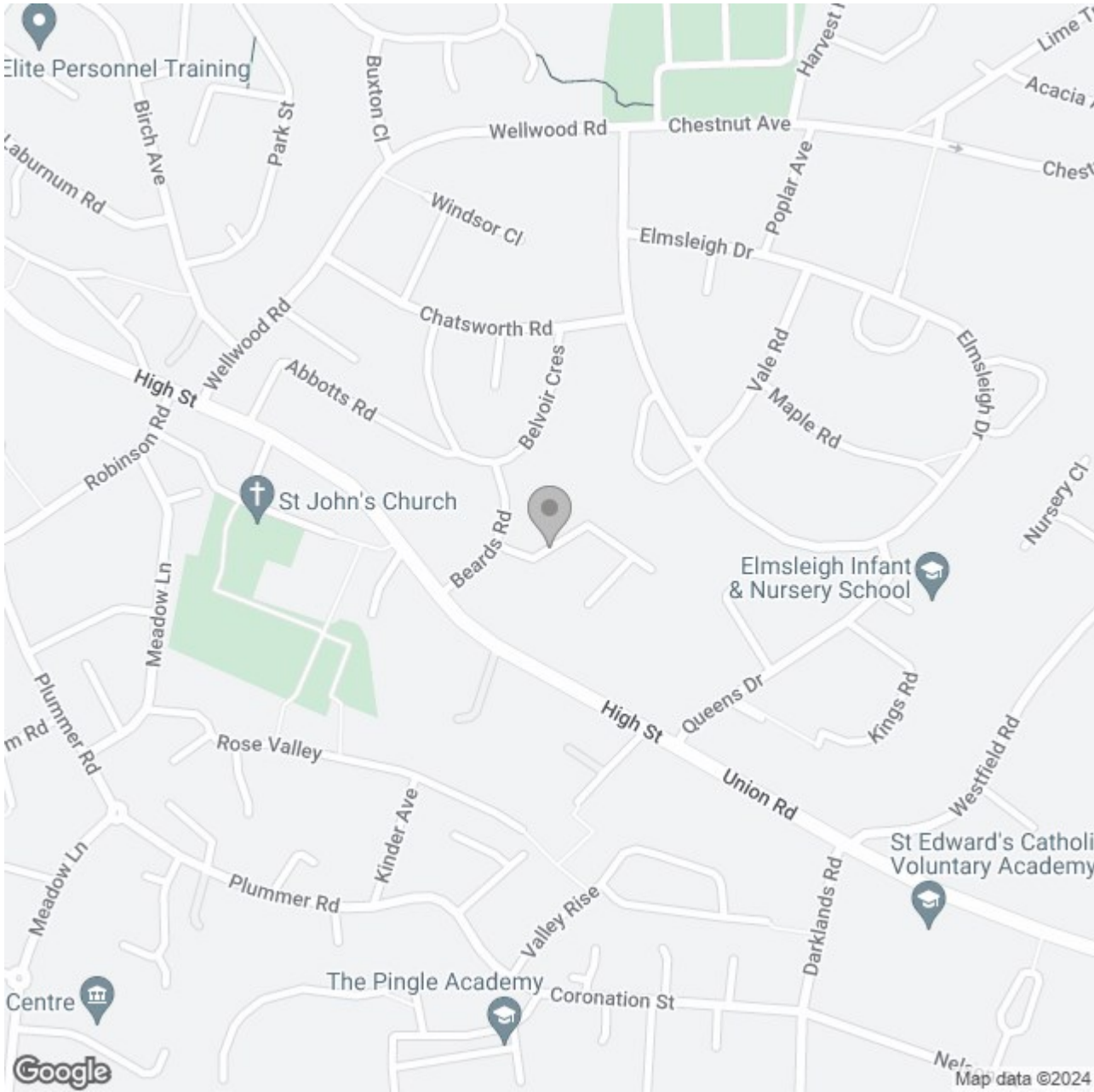
Approximate total area⁰⁰
47.26 m²
508.69 ft²

Excluding balconies and terraces

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Floor 0

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	