





**\* \* \*OPEN DAY, SATURDAY  
6TH JULY - 10AM - 12PM, NO  
APPOINTMENT NECESSARY**

**\* \* \***

**\*\*\*\* GREAT FAMILY HOME  
WITH NO UPWARD CHAIN  
\*\*\*\* ALSO AN IDEAL  
INVESTMENT OPPORTUNITY**

**\*\*\*\* Entrance hall, lounge  
and dining room with  
double doors onto the  
garden, fitted kitchen, three  
bedrooms and a bathroom.**

**Front and rear gardens,  
ample parking. VIEWING  
APPOINTMENT HIGHLY  
RECOMMENDED**

 **ABODE**  
SALES & LETTINGS

## HALL

Stairs to the first floor and door to -

## LOUNGE

Upvc double glazed window to the front, radiator and open through to -

## DINING ROOM

Upvc double glazed doors onto the garden, radiator and door to the kitchen.

## KITCHEN

Fitted units with work surfaces and a sink and drainer unit, space for a cooker, fridge freezer, plumbing and space for a washing machine. Under stairs storage cupboard, upvc double glazed window to the rear and a door to the side.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window and radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.

## BATHROOM

Panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Front lawn and a large drive for ample cars. Gated access into the enclosed rear garden with lawn and patio.



 **ABODE**  
SALES & LETTINGS



 **ABODE**  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



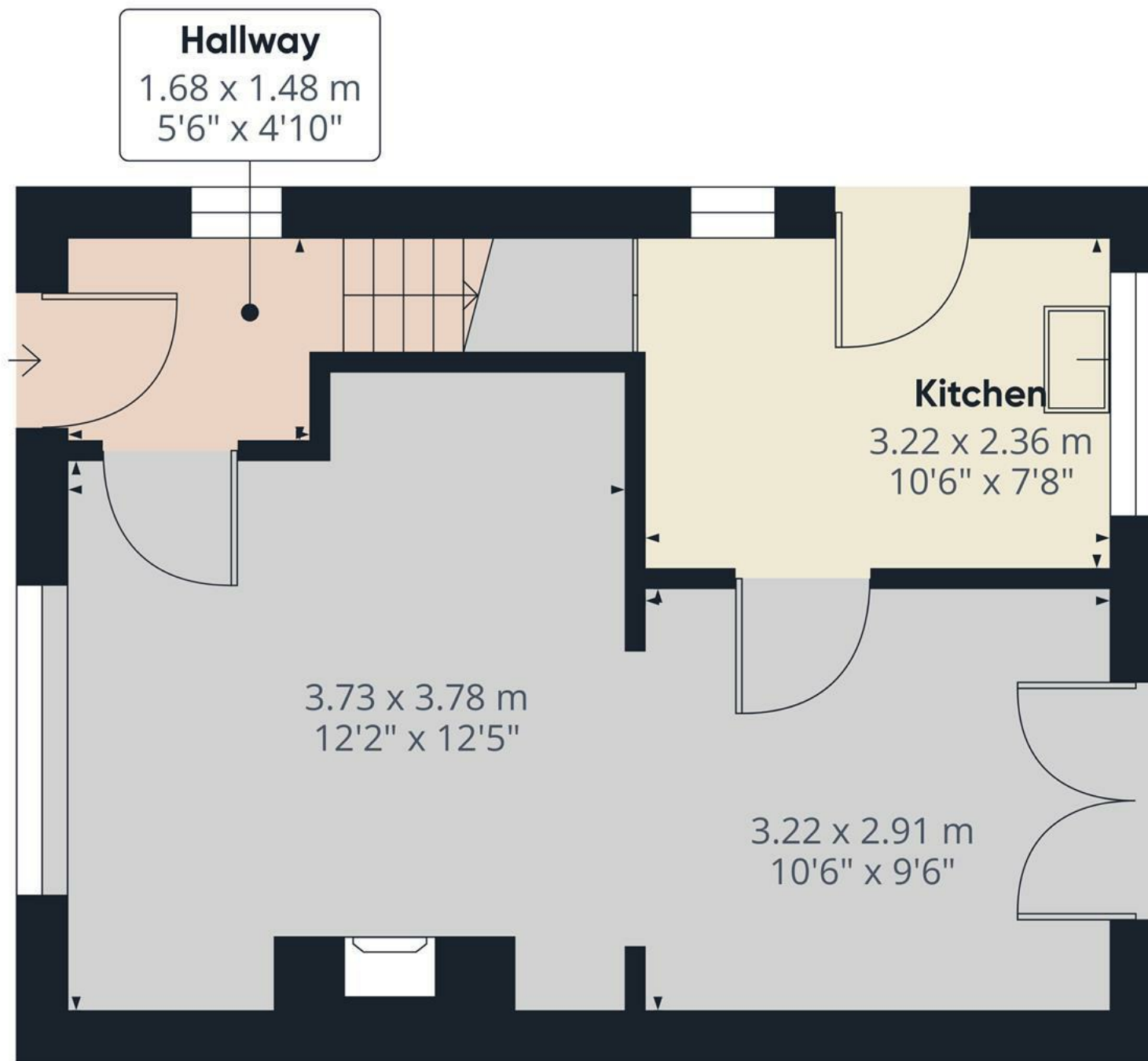
ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS







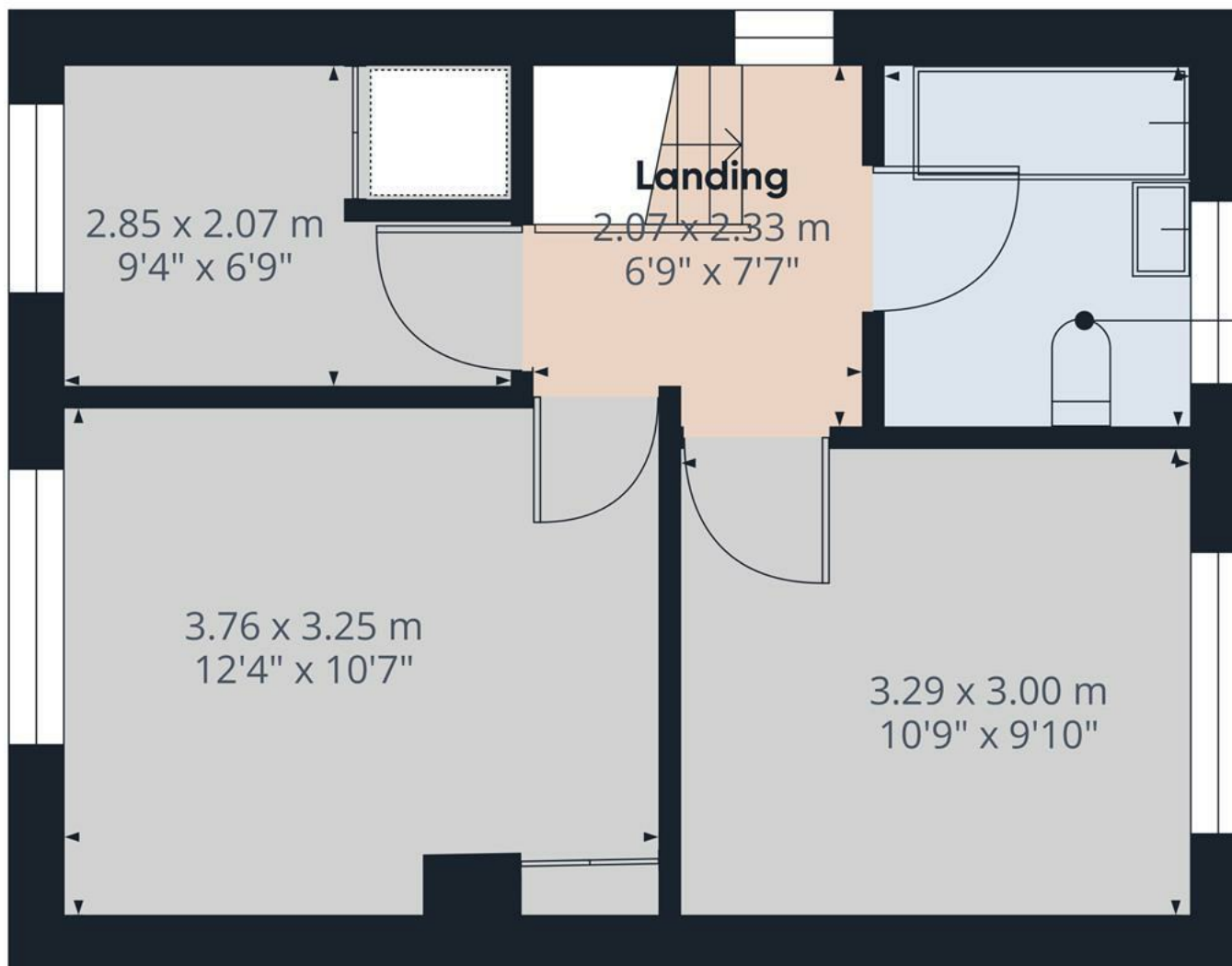
Floor 0

Approximate total area<sup>(1)</sup>  
37.14 m<sup>2</sup>  
399.81 ft<sup>2</sup>

(1) 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.

GIRAFFE360



**Bathroom**  
1.90 x 2.33 m  
6'2" x 7'7"

Approximate total area<sup>(1)</sup>

34.59 m<sup>2</sup>  
372.32 ft<sup>2</sup>

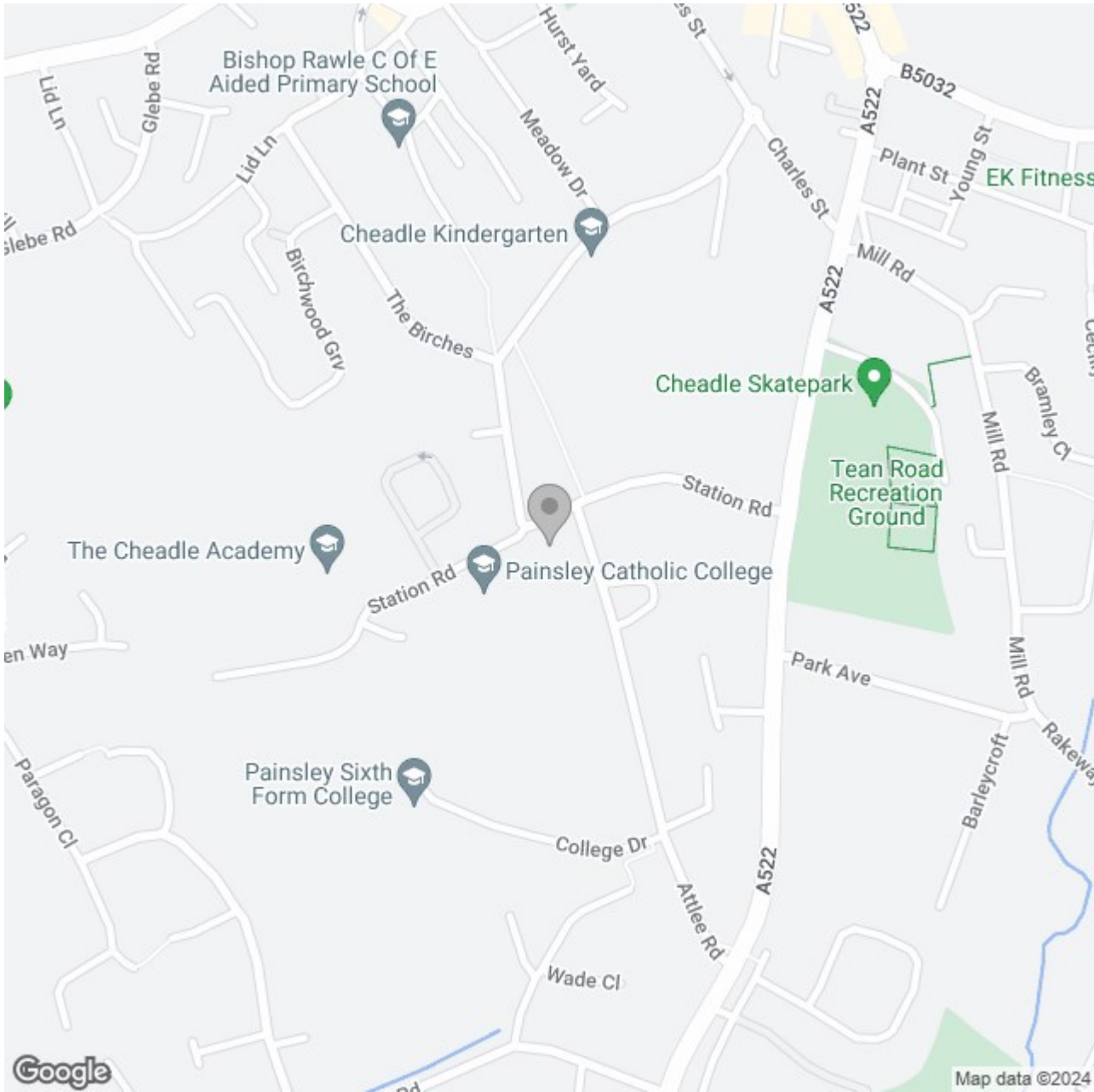
(1) Excluding balconies and terraces.

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

GIRAFFE360

Floor 1





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>67</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	