





\*\*\*\* FULLY MODERNISED  
PROPERTY \*\*\*\* SEMI RURAL  
VILLAGE LOCATION ON A BUS  
ROUTE \*\*\*\* GREAT OPPORTUNITY  
TO PURCHASE A DETACHED  
PROPERTY \*\*\*\* This property has  
recently been fully modernised  
throughout and benefits from upvc  
double glazing and a gas heating  
system with modern boiler. In brief  
the property offers a lounge, fitted  
kitchen open through to a dining  
room, cloakroom, two double  
bedrooms and a shower room.  
Enclosed rear garden and  
countryside views to the front.  
OFFERED FOR SALE WITH NO  
CHAIN.



 **ABODE**  
SALES & LETTINGS

## LOUNGE

Upvc double glazed side entrance door into the lounge, radiator, stairs to the first floor, upvc double glazed windows to the side and front elevations.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Cooker space and fitted extractor fan, appliance space and plumbing for a washing machine. Tiled floor with under floor heating. Door to the garden and a door to the cloakroom. Open through to the dining room.

## DINING ROOM

Upvc double glazed window to the front and a radiator.

## CLOAKROOM

Low flush wc, wash hand basin, centrally-heated towel rail and a wall mounted combi gas boiler, The boiler was last serviced on 03/07/24

## FIRST FLOOR LANDING

Two upvc double glazed windows to the rear, one of which gives personal access on to the flat roof. Doors to -

## BEDROOM 1

Upvc double glazed window with countryside views and a radiator.



## BEDROOM 2

Upvc double glazed window with countryside views and a radiator.

## SHOWER ROOM

Fully tiled wet room with a low flush wc, wash hand basin, shower, radiator and upvc double glazed window.

## OUTSIDE

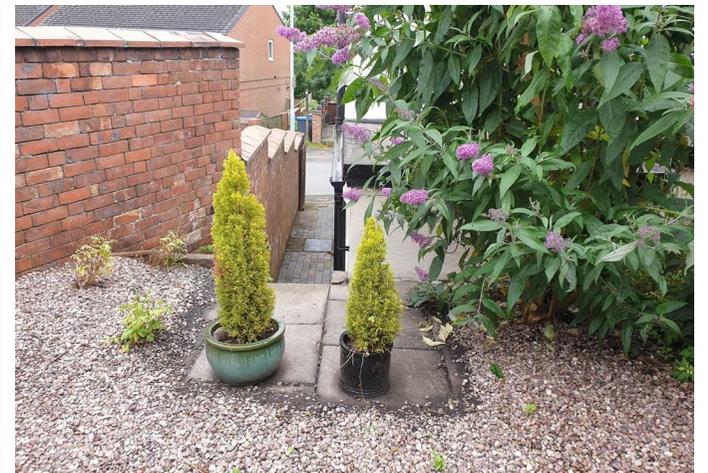


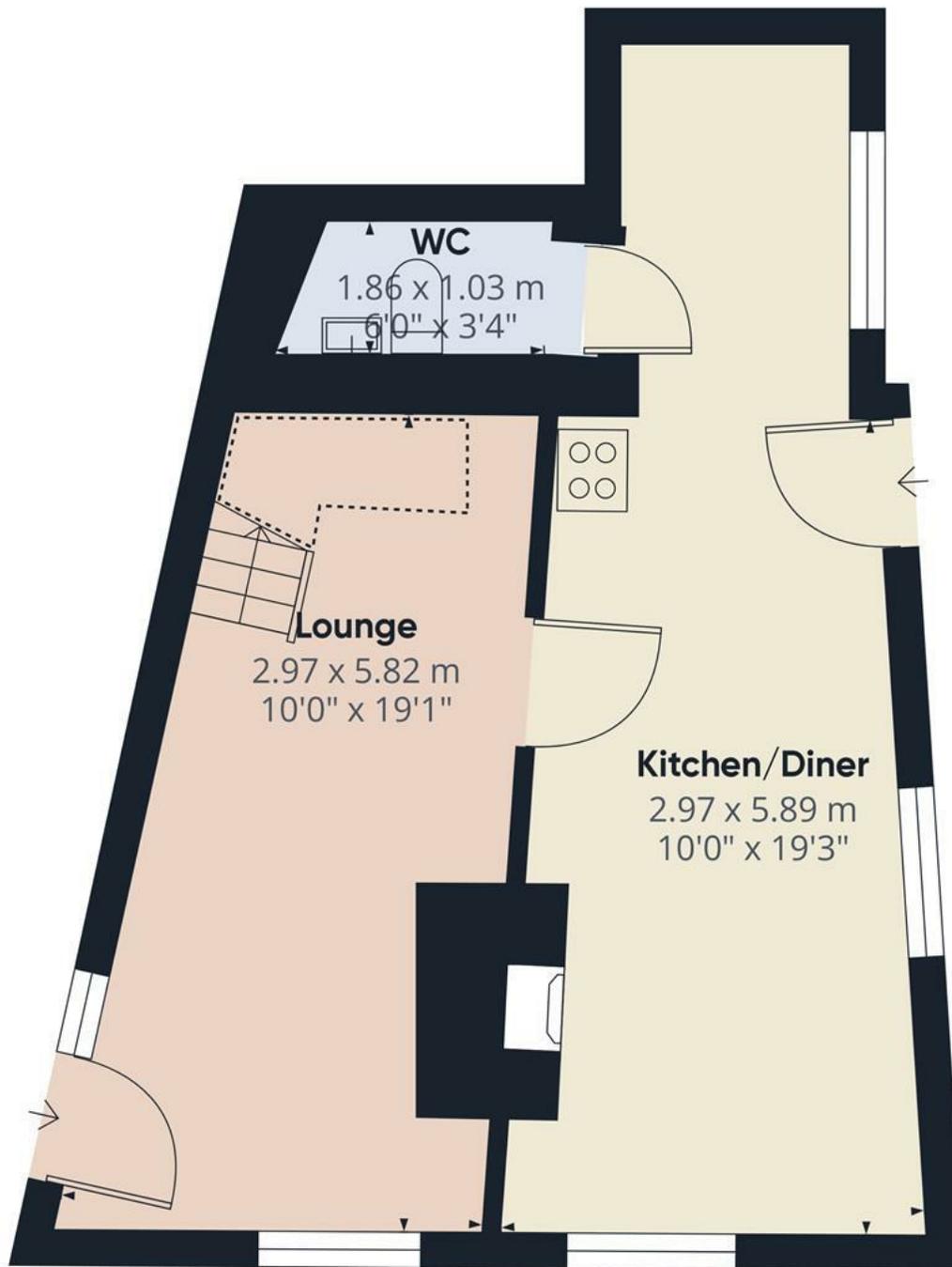




Gated access into the garden with path and steps up to a terraced garden.







Floor 0

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

36.9 m<sup>2</sup>

397.19 ft<sup>2</sup>

**Reduced headroom**

1.88 m<sup>2</sup>

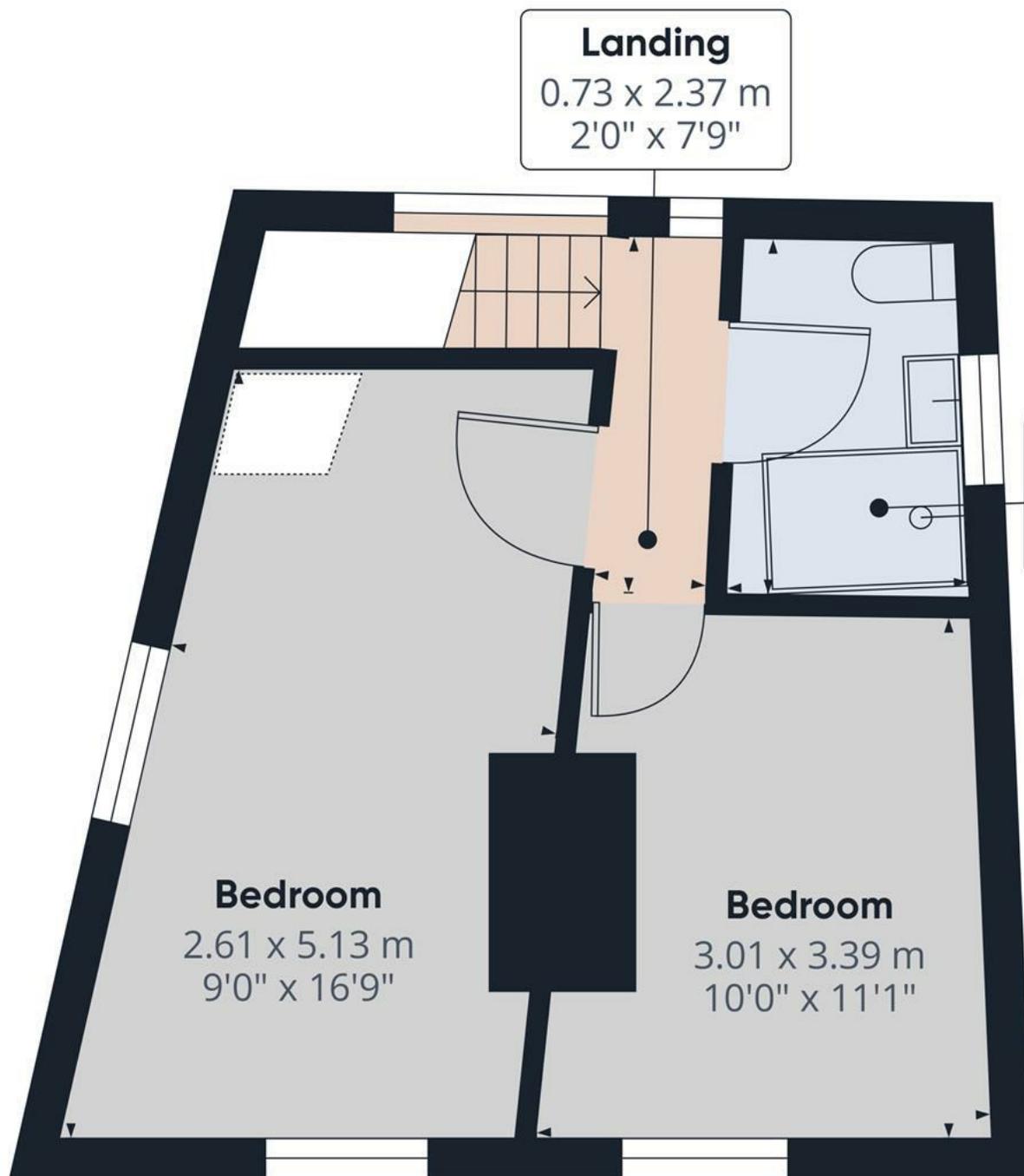
20.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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**Bathroom**  
1.69 x 2.29 m  
6'0" x 7'6"

**Bedroom**  
2.61 x 5.13 m  
9'0" x 16'9"

**Bedroom**  
3.01 x 3.39 m  
10'0" x 11'1"

**Landing**  
0.73 x 2.37 m  
2'0" x 7'9"

Approximate total area<sup>(1)</sup>  
27.21 m<sup>2</sup>  
292.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

