





**** 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



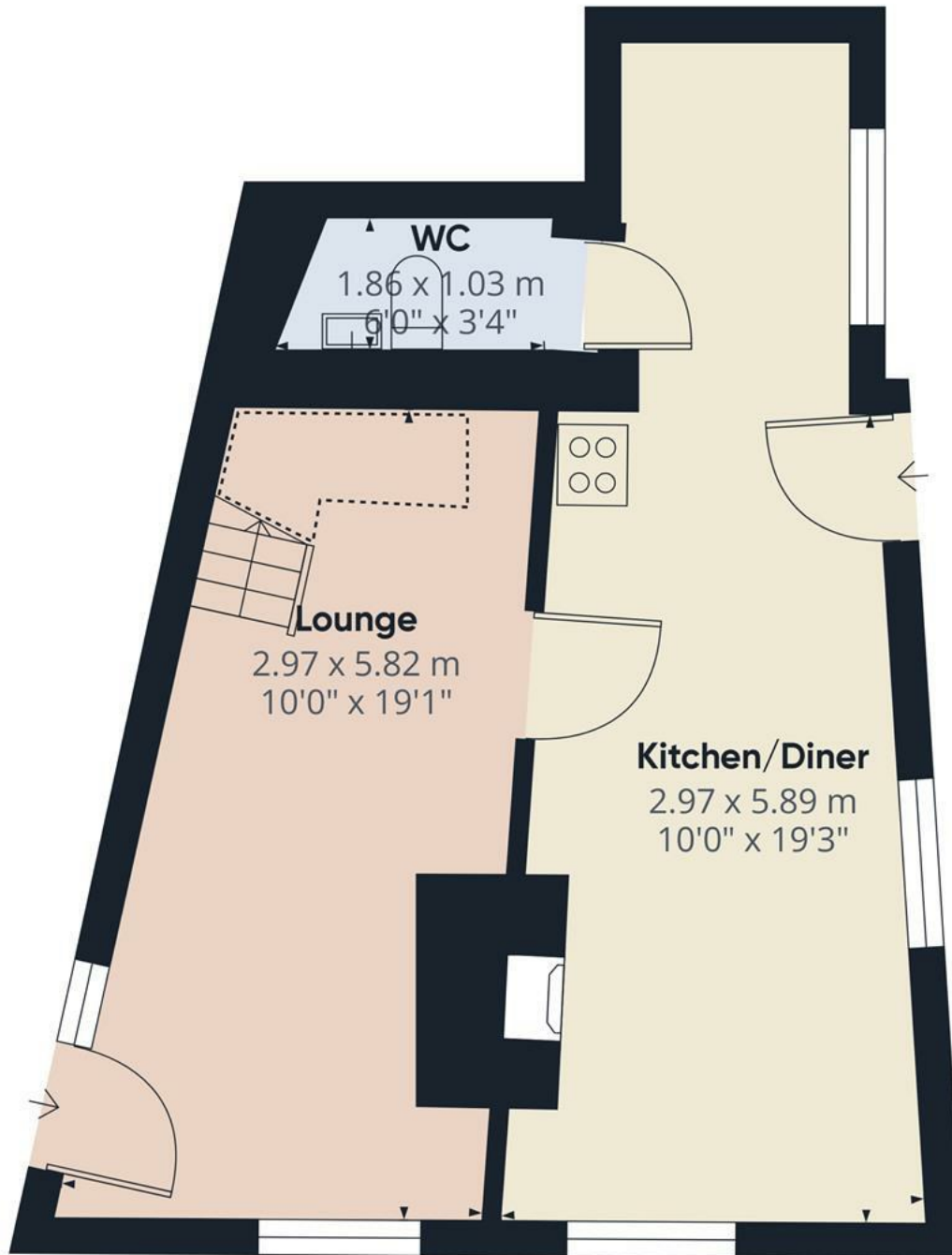




Gated access into the garden with path and steps up to a terraced garden.







Floor 0

Approximate total area⁽¹⁾

36.9 m²

397.19 ft²

Reduced headroom

1.88 m²

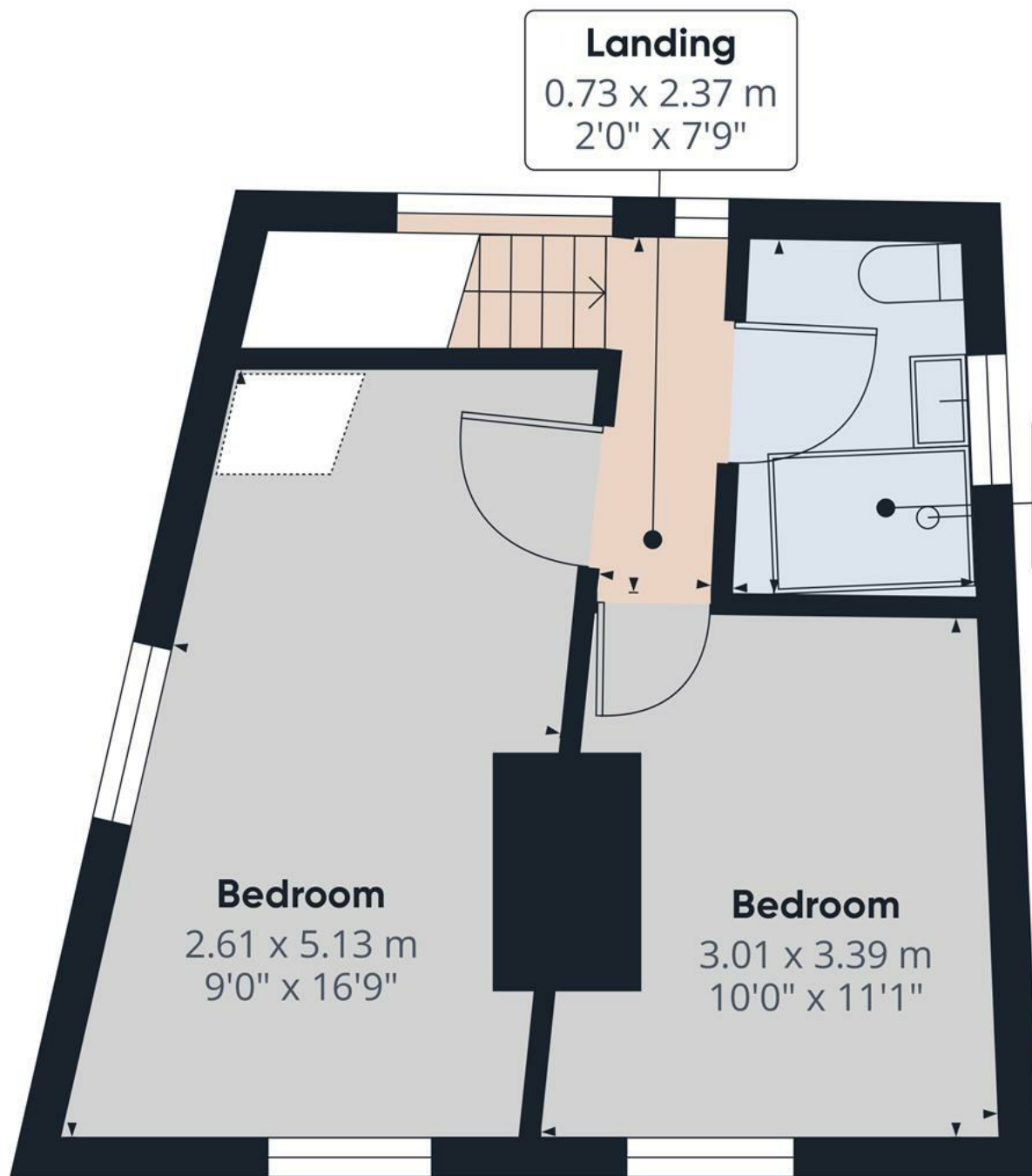
20.24 ft²

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

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"

Approximate total area⁽¹⁾
27.21 m²
292.89 ft²

(1) Excluding balconies and terraces

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Floor 1

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