







\*\*\*\* HIGH SPECIFICATION  
CAMERON DESIGN  
PROPERTY \*\*\*\* Small  
development of properties  
close to local amenities  
and in brief offering a hall,  
lounge, fitted kitchen  
diner, guest cloakroom,  
two double bedrooms and  
a bathroom. Two parking  
spaces to the front and a  
landscaped rear garden.  
offered for sale with no  
upward chain.





## HALL

Entrance door into the hall with radiator, stairs to the first floor and door to the lounge.

## LOUNGE

Upvc double glazed window to the front, radiator and to the dining kitchen.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and extractor, space for a fridge freezer, further appliance space. Upvc double glazed window and double doors onto the garden, radiator, storage cupboard and a door to the cloakroom.

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM

Two upvc double glazed windows to the rear and radiator.

## BEDROOM

Upvc double glazed window, radiator.

## BATHROOM

Panel enclosed bath with a shower over and a shower screen, wash hand basin, low flush wc and a radiator.

## OUTSIDE

Double width drive to the front, side gated access to the enclosed landscaped rear garden offering seating areas, slate borders and established plants.





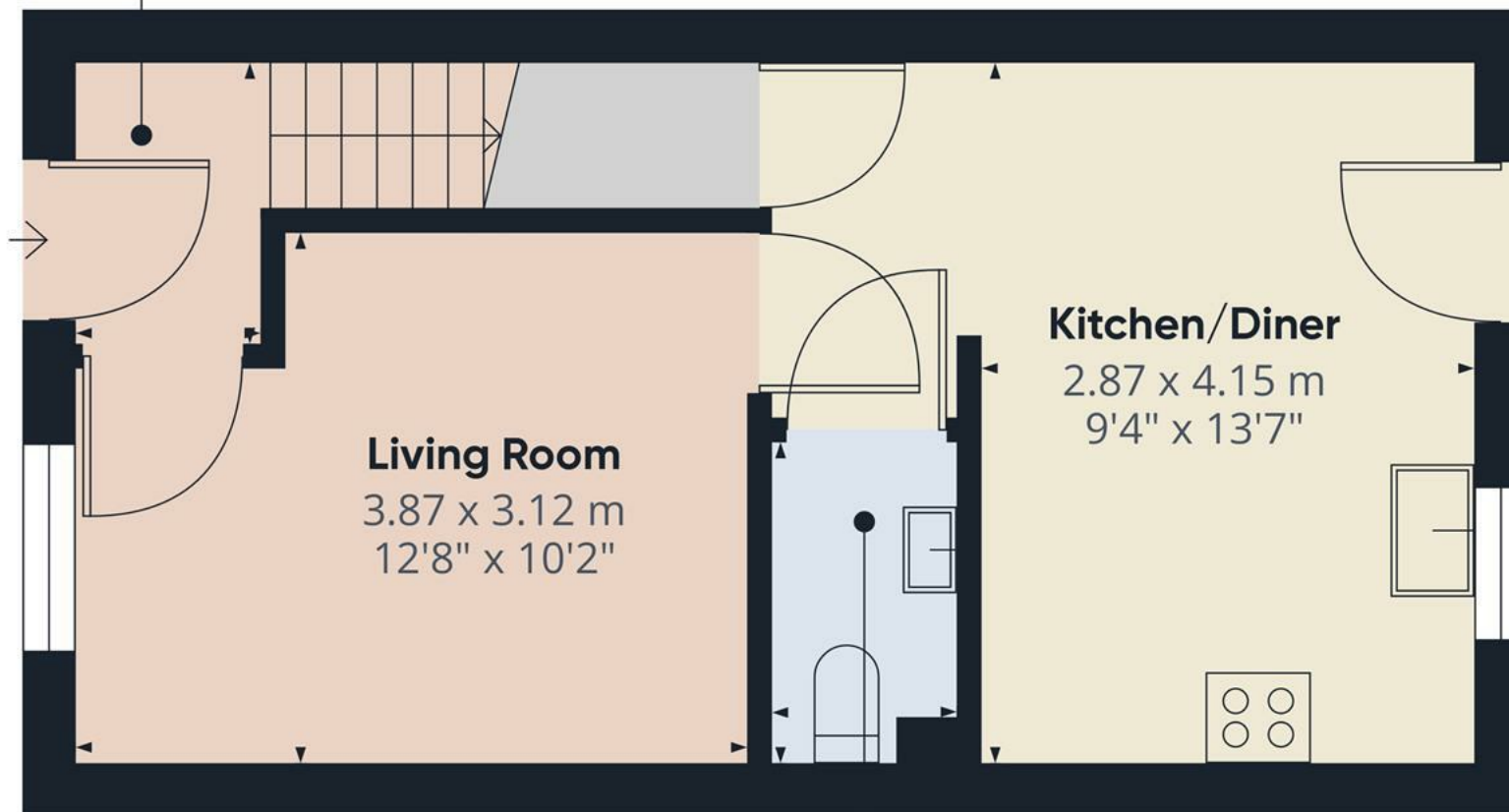








**Hallway**  
1.13 x 1.65 m  
3'8" x 5'4"



**WC**  
1.11 x 1.87 m  
3'7" x 6'1"

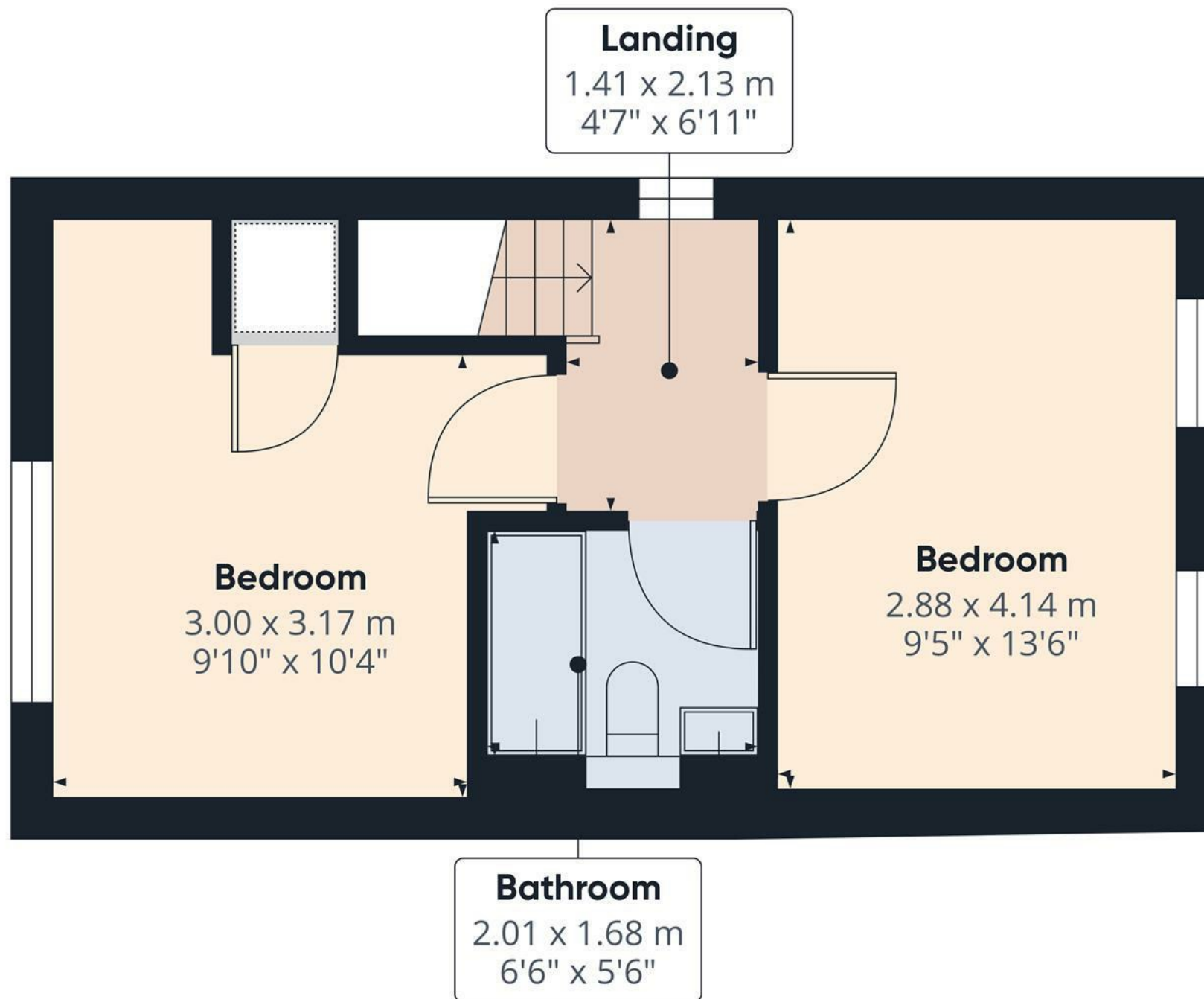
**Approximate total area<sup>(1)</sup>**  
32.67 m<sup>2</sup>  
351.66 ft<sup>2</sup>

(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 0



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

29.68 m<sup>2</sup>

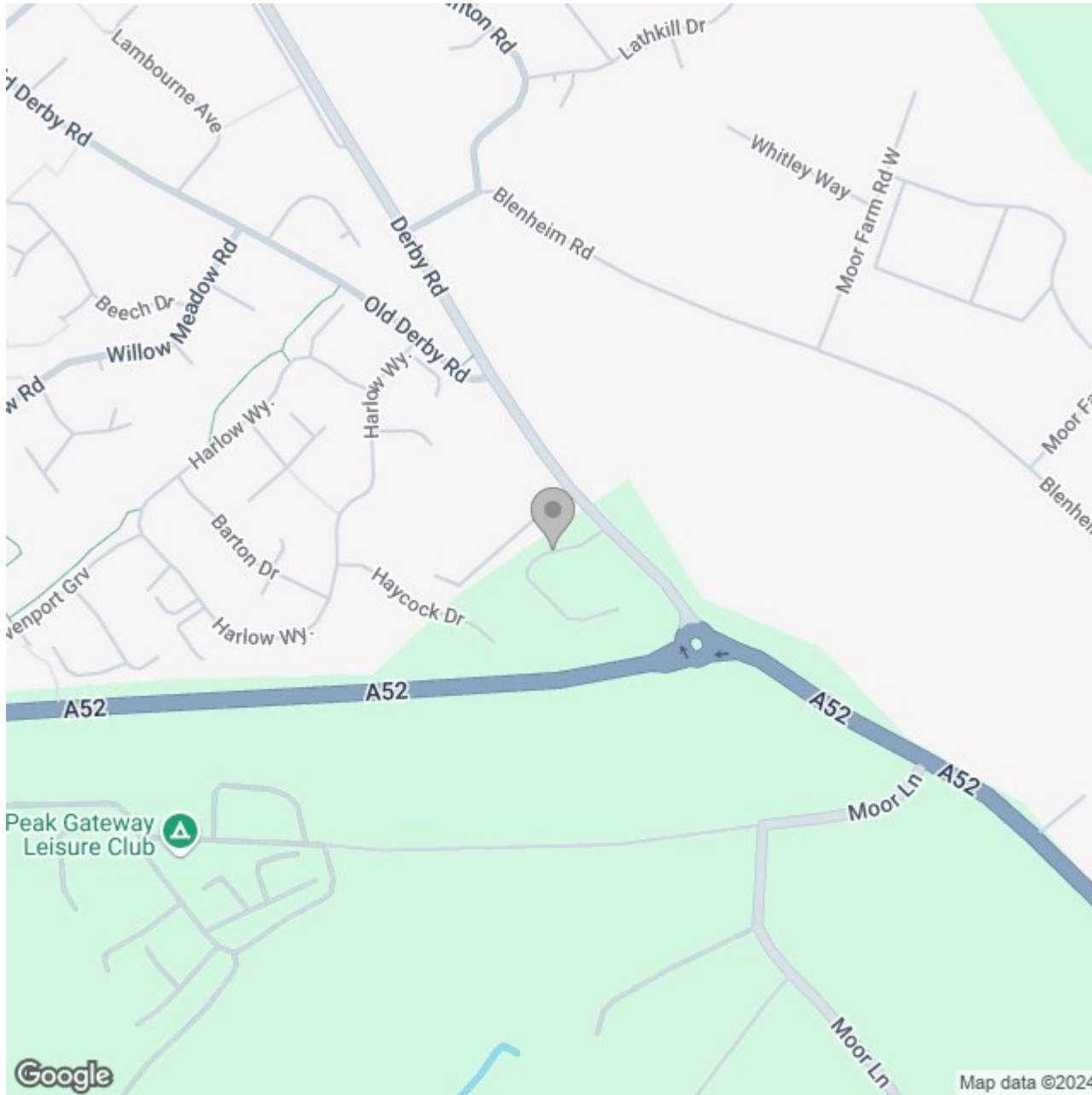
319.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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	