





Abode are delighted to offer for sale this traditional, three bedroom semi detached home which is perfect for first time buyers, buy to let investors or growing families!

The property boasts a newly fitted driveway and an enclosed generous garden to the rear, and is ideally situated within close proximity to the local shops, schools and amenities.

In brief, the property comprises; entrance hall, living room, kitchen diner and conservatory to the ground floor, and three bedrooms and a family bathroom to the first floor.

An early viewing is HIGHLY recommended!



Entrance Hall

Door leading in from the driveway, stairs leading up to the first floor.

Living Room

Bay double glazed window to the front elevation, central heating radiator, electric feature fireplace with marble surround.

Kitchen Diner

Base and eye level units with complimentary worktops, stainless steel sink with draining board, space and plumbing for a washing machine and fridge freezer, built in electric cooker with gas hob and extractor fan over. Storage cupboard/ pantry, central heating radiator, ample space for a dining table, double glazed window to the rear elevation and door leading out into the garden.

Conservatory

Tiled flooring, door leading out into garden, windows surrounding, access to a storage cupboard currently housing the tumble dryer.

Landing

Double glazed window to the side elevation, loft access.

Master Bedroom

Double glazed window to the front elevation, central heating radiator, built in wardrobes providing ample storage.

Bedroom

Central heating radiator, double glazed window to the rear elevation.



Bedroom

Central heating radiator, double glazed window to the front elevation.

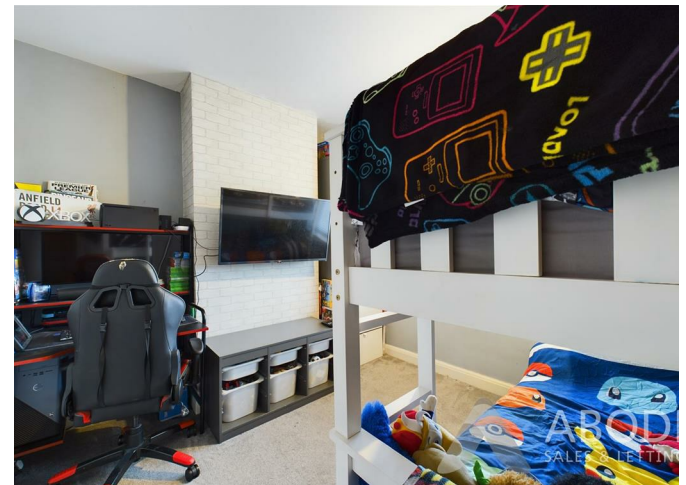
Bathroom

Suite comprising WC, bath with shower over and wash hand basin. Tiled walls, storage cupboard, central heating radiator and double glazed window to the rear elevation.

Outside

To the front of the property the driveway has recently been laid providing plenty of off road parking (approval should





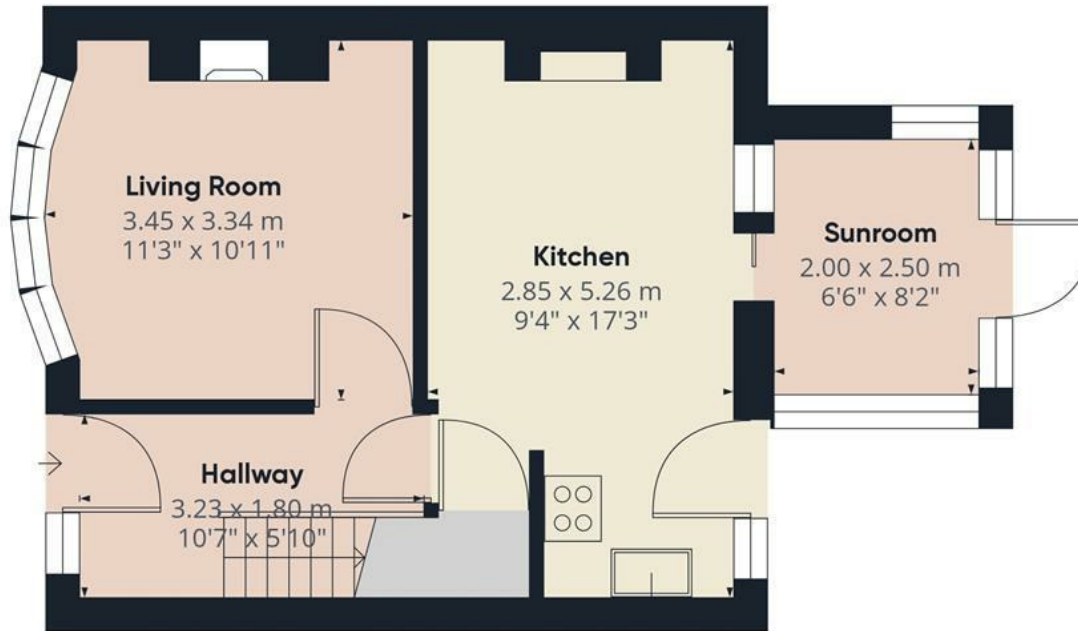


be sought from the council to lower the curb to the front). Gated access to the rear garden, which comprises of patio and artificial turfed area. Railway sleepers, garden shed and double gates to the rear which enables further off road parking if required.









Floor 0

Approximate total area⁽¹⁾

66.3 m²
713.65 ft²



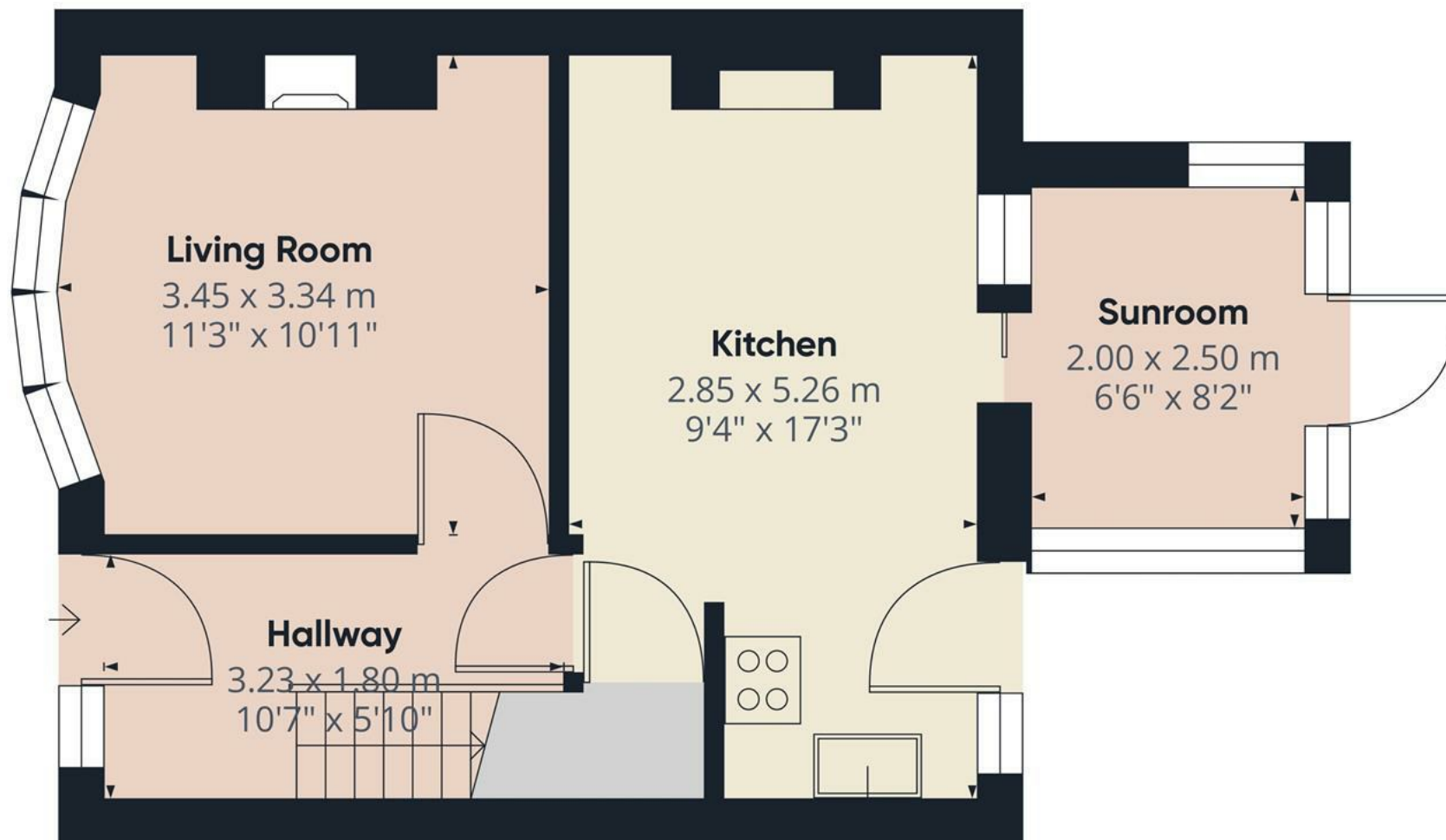
Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

37.59 m²
404.62 ft²

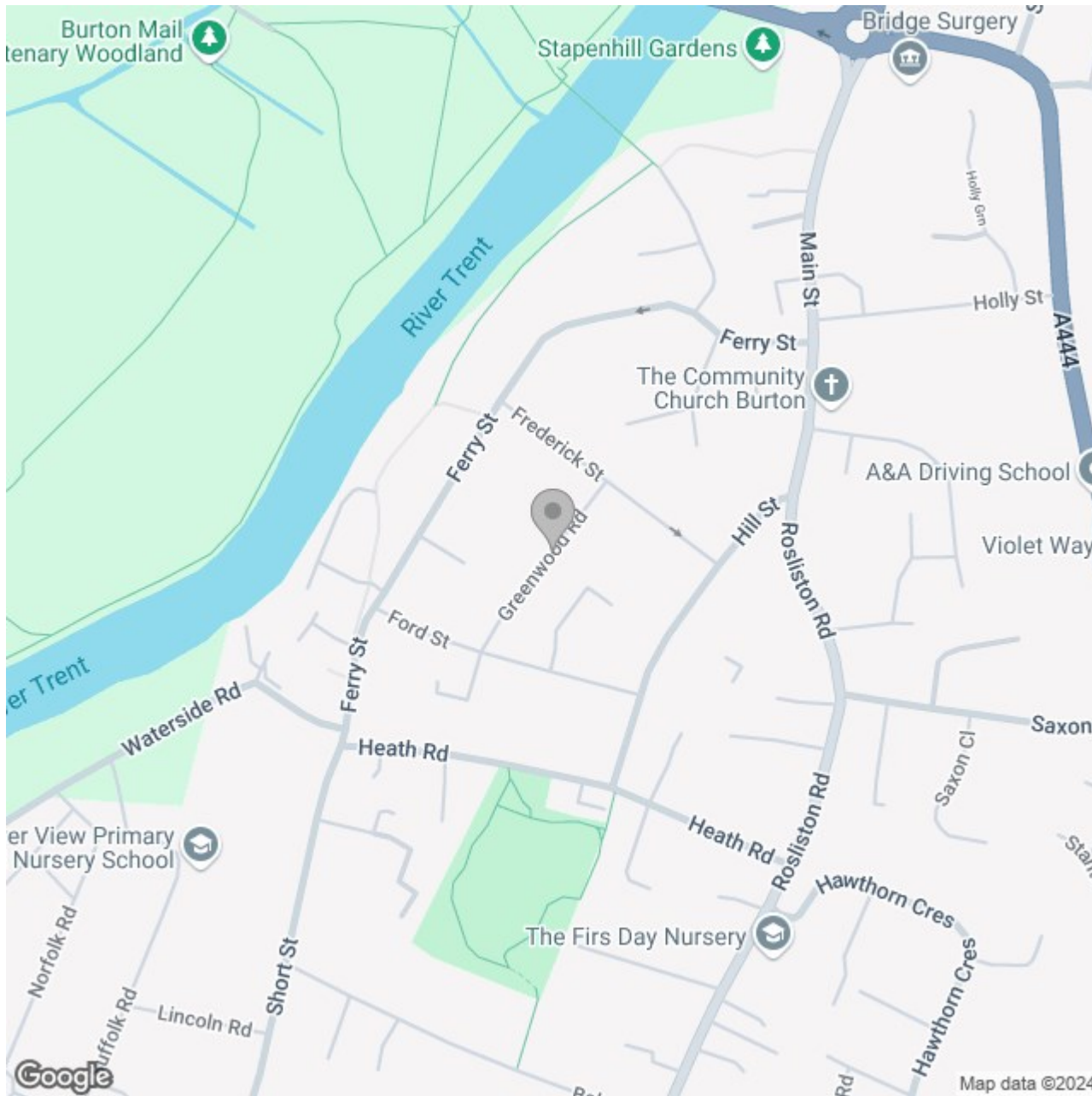
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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	