





Abode are delighted to offer for sale this well presented three bedroom, end townhouse which is ideally situated in the popular village of Stallington. Stallington has great commuter links being only a short drive from the A50, and also within the catchment for good local schools.

The property benefits from off road parking for three cars, an enclosed rear garden and is nicely situated on the estate being within close proximity to the park. Having well proportioned rooms, the property is ideal for first time buyers or buy to let investors!

In brief, the property comprises; entrance hallway, downstairs WC, living room and kitchen diner to the ground floor, and three bedrooms, a family bathroom and ensuite to the master bedroom on the first floor.

An early viewing is highly recommended!



ABODE
SALES & LETTINGS

Entrance Hallway

Door leading in from the driveway, central heating radiator, UPVC double glazed window to the side elevation, stairs leading up to the first floor.

WC

White suite comprising WC and sink, UPVC double glazed window to the front elevation, central heating radiator.

Living Room

UPVC double glazed window to the front elevation, central heating radiator, understairs storage cupboard, electric fireplace with mantle and hearth, double doors leading into the kitchen diner.

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, electric cooker with gas hob and extractor fan above, space and plumbing for a washing machine and fridge freezer. UPVC double glazed window to the rear elevation overlooking the garden, partially tiled walls, boiler, open to:-

Dining Area

Central heating radiator, UPVC double glazed sliding doors leading out into the garden.

Landing

Loft access, central heating radiator, UPVC double glazed window to the side elevation, access to all rooms on the first floor.

Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator, access to the ensuite.



Ensuite

White bathroom suite comprising WC, sink, freestanding shower cubicle with shower above, towel radiator, partially tiled walls.

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator.







Bathroom

White bathroom suite comprising WC, sink, bath with shower over and partially tiled walls. UPVC double glazed window to the rear elevation, towel radiator.

Garden

Ample off road parking with electric car charging point, front garden laid to lawn, mature trees and bushes. Gated access to the side of the property leading to the rear garden, with patio surrounding and the main garden laid to lawn. The enclosed garden has well established trees, bushes and shrubs and is well maintained, with ample space for a garden shed and electrical points.

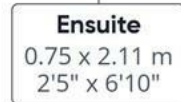
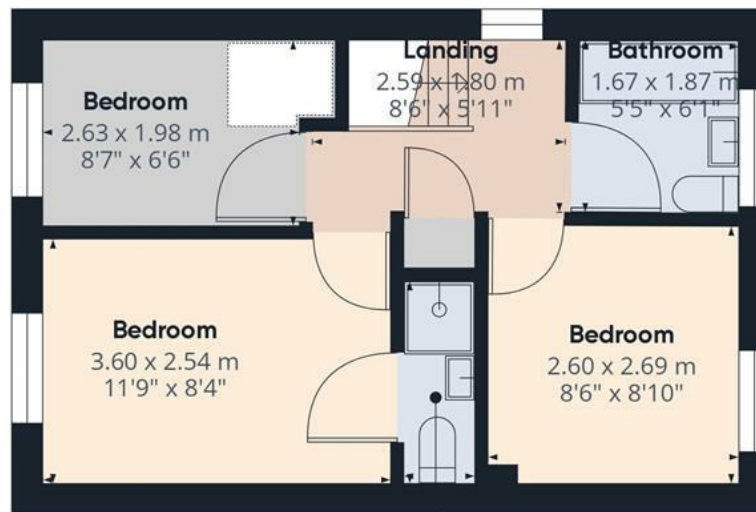








Floor 0



Floor 1

Approximate total area⁽¹⁾

63.48 m²

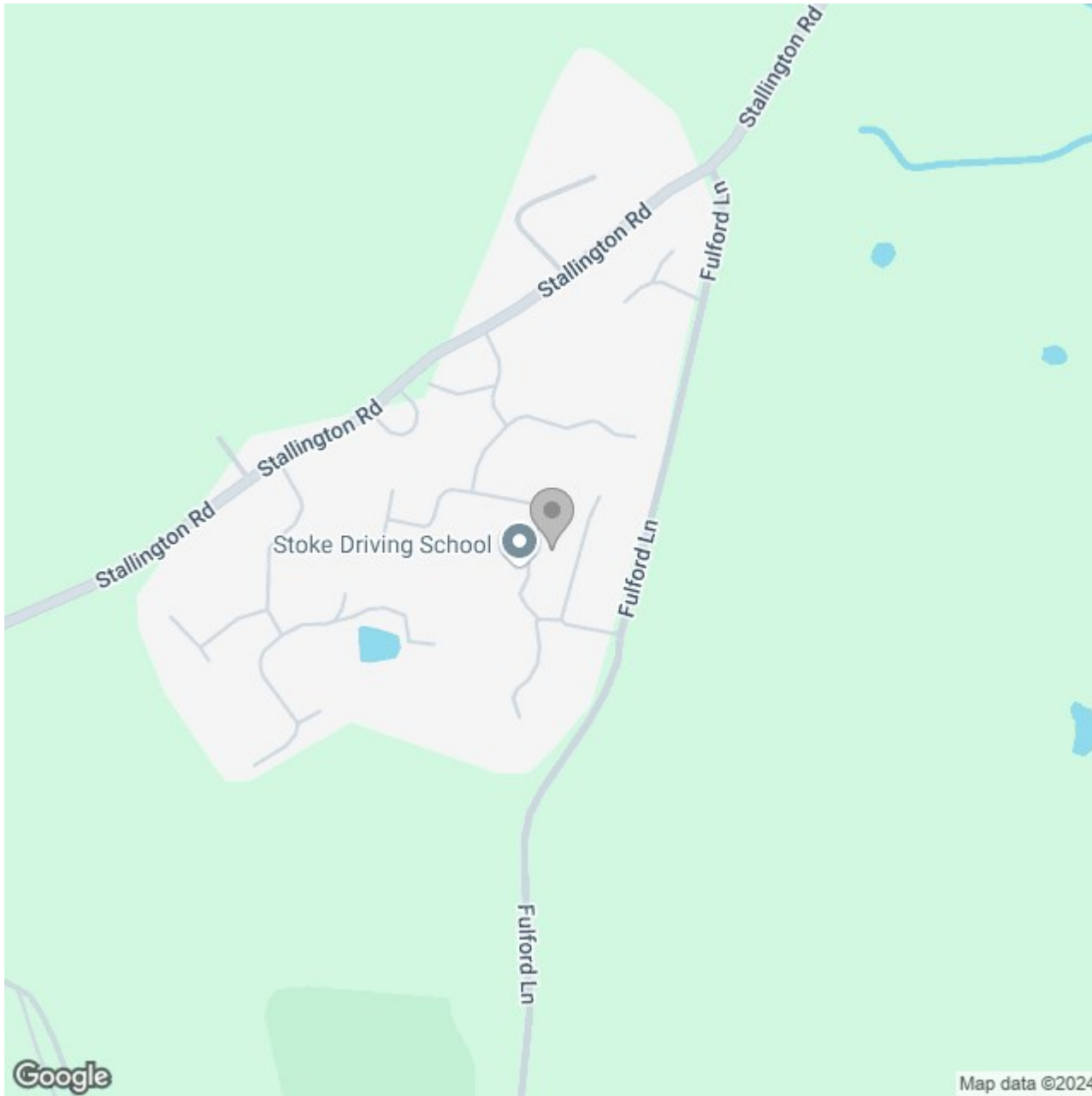
683.29 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	