





A well presented semi detached house, offering gas centrally heated and double glazed interior comprising of entrance hall, living room, breakfast kitchen, landing, bathroom, three bedrooms. Off road parking to the front and enclosed rear garden with patio.

The property is let and ideally the seller would like to sell as a buy to let, however is open to vacant possession.

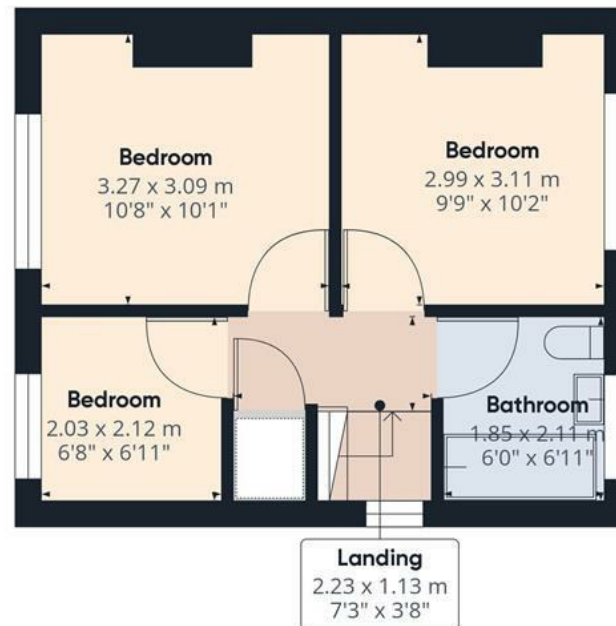








Floor 0



Floor 1

Approximate total area⁽¹⁾

63.58 m²

684.37 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		
(69-80) C		
(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	