





Modern property offering a fitted kitchen with utility and cloakroom, lounge diner with doors onto the garden. THREE bedrooms, bathroom, parking for 2 cars on the front and an enclosed garden. EARLY VIEWING
HIGHLY RECOMMENDED



KITCHEN

Entrance door into the kitchen with fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and gas hob, space for a fridge freezer, radiator and upvc double glazed window to the front and doors to –

UTILITY/CLOAKROOM

Low flush wc, wash hand basin, cupboard, work surface, sink unit with mixer tap, plumbing for a washing machine, radiator.

LOUNGE DINER

Upvc double glazed window and door on to the garden, two radiators, storage cupboard and stairs to the first floor.

FIRST FLOOR LANDING

Loft access, storage cupboard with shelves and doors to –

BEDROOM 1

Wardrobes with sliding mirror doors, upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, upvc double glazed window and radiator.

OUTSIDE

Double width drive to the front providing parking for



2 cars. Enclosed rear garden with paved patio and a lawn, garden shed and side gate.

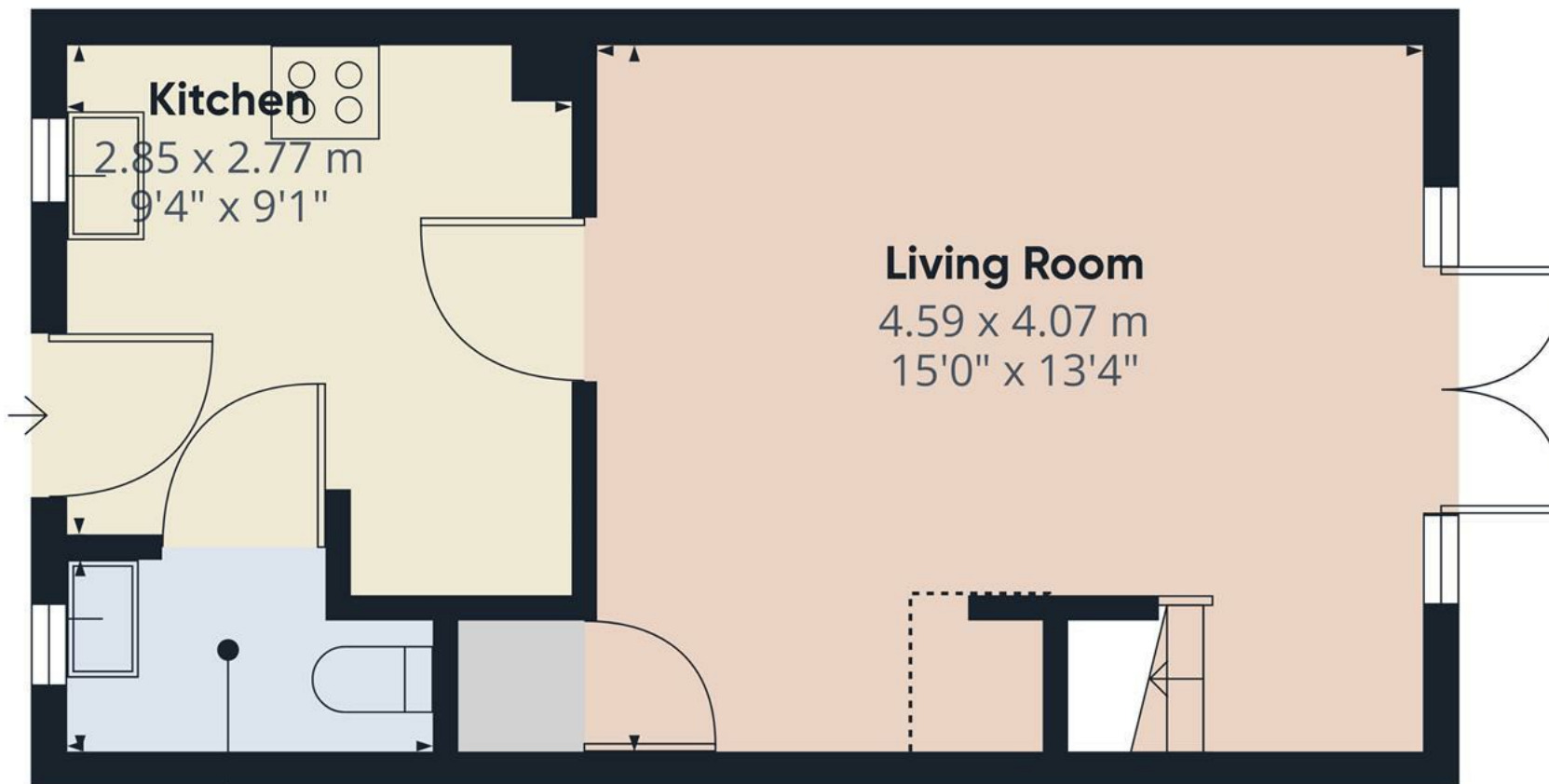












Approximate total area⁽¹⁾

30.16 m²

324.64 ft²

Reduced headroom

0.62 m²

6.63 ft²

(1) Excluding balconies and terraces

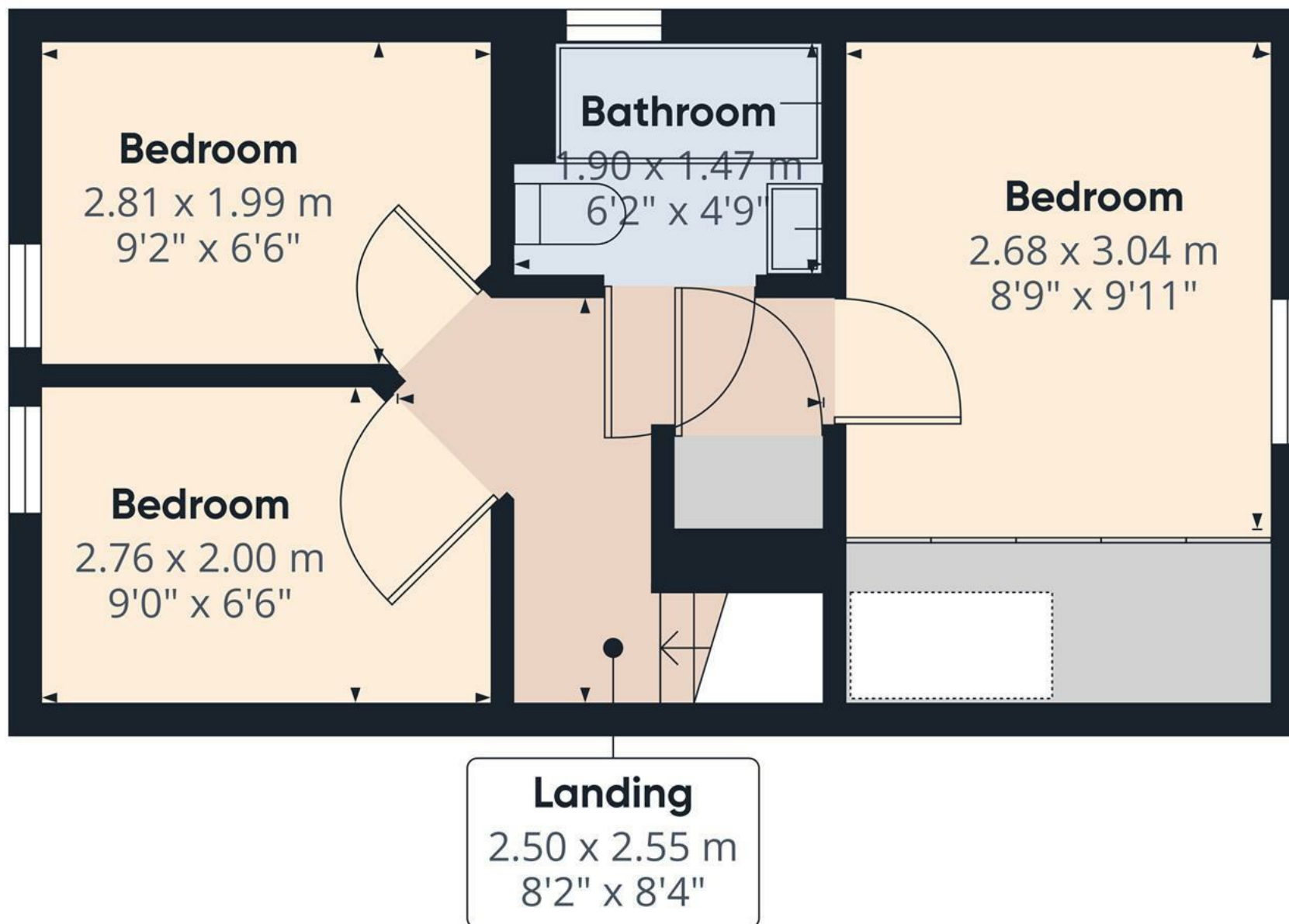
Reduced headroom

..... Below 1.5 m/5 ft

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⁾

27.12 m²
291.93 ft²

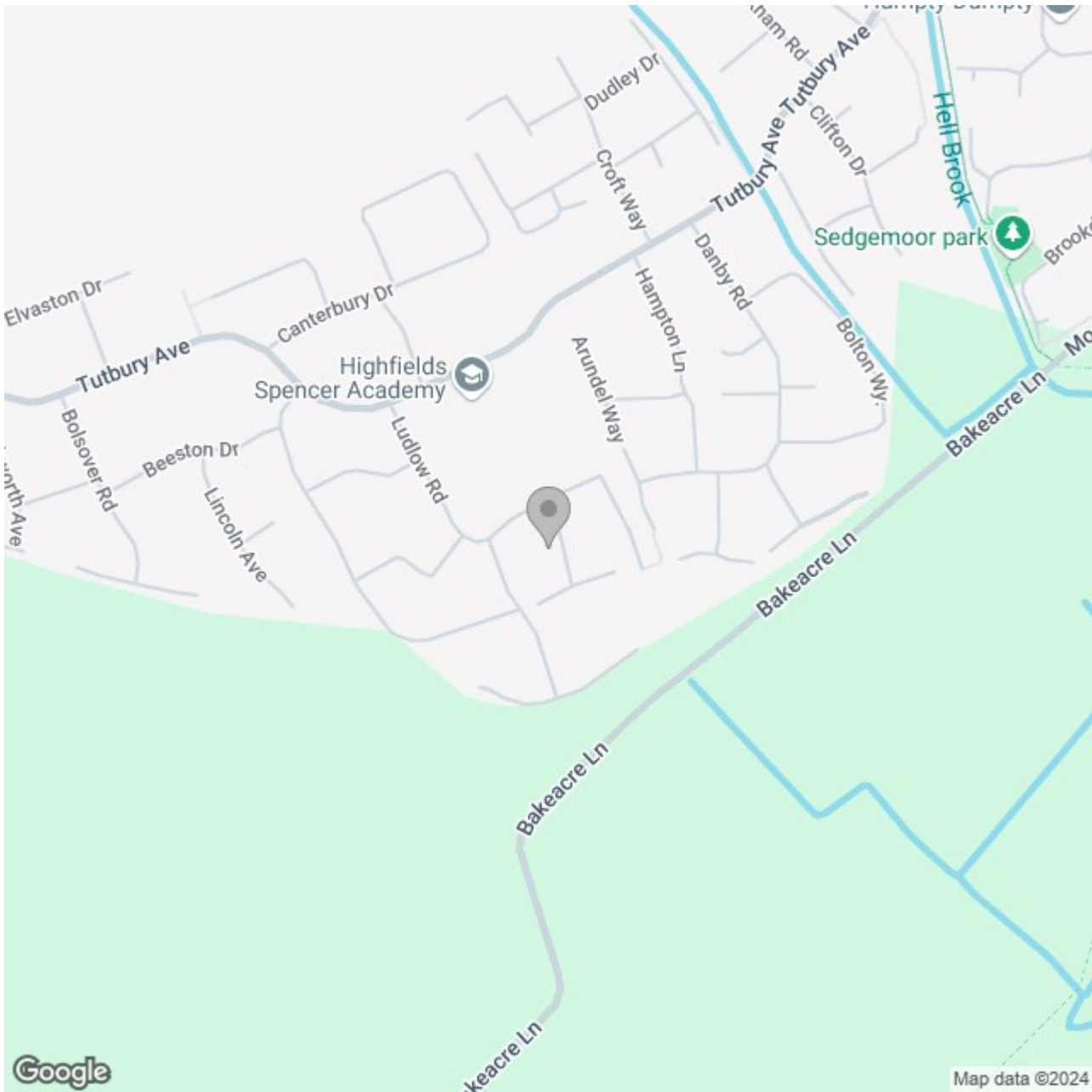
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC

