







\*\*\*\* DETACHED PROPERTY OFFERED FOR SALE WITH NO UPWARD CHAIN - PART EXCHANGE ALSO CONSIDERED \*\*\*\*  
 MODERN FITTED KITCHEN \*\*\*\* Unique detached home offering a fitted kitchen with built-in appliances, lounge with doors onto the garden. Three first floor bedrooms and a family bathroom. Enclosed garden and parking. With open views and in walking distance of the local school.



## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink unit. Fitted double oven and hob with extractor, integrated fridge freezer, and dishwasher. Plumbing and space for a washing machine, upvc double glazed window to the front and a door to the side. Under stairs store cupboard and door to the lounge.

## LOUNGE DINER

Upvc double glazed window and doors onto the garden, radiator and stairs to the first floor.

## FIRST FLOOR LANDING















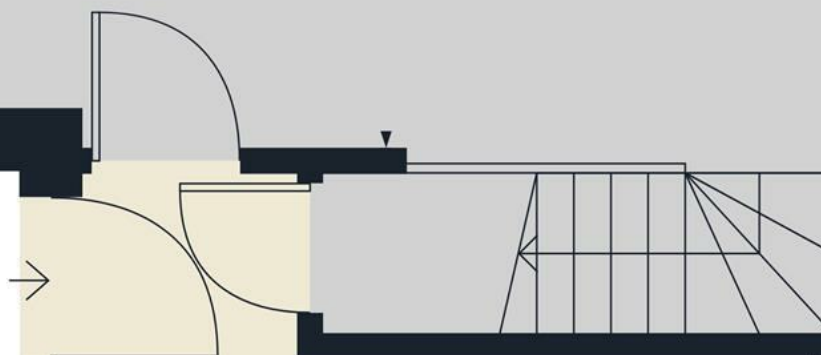








**Lounge**  
2.91 x 6.85 m  
9'6" x 22'5"



**Kitchen**  
2.66 x 4.19 m  
8'8" x 13'8"

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

33.98 m<sup>2</sup>

365.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

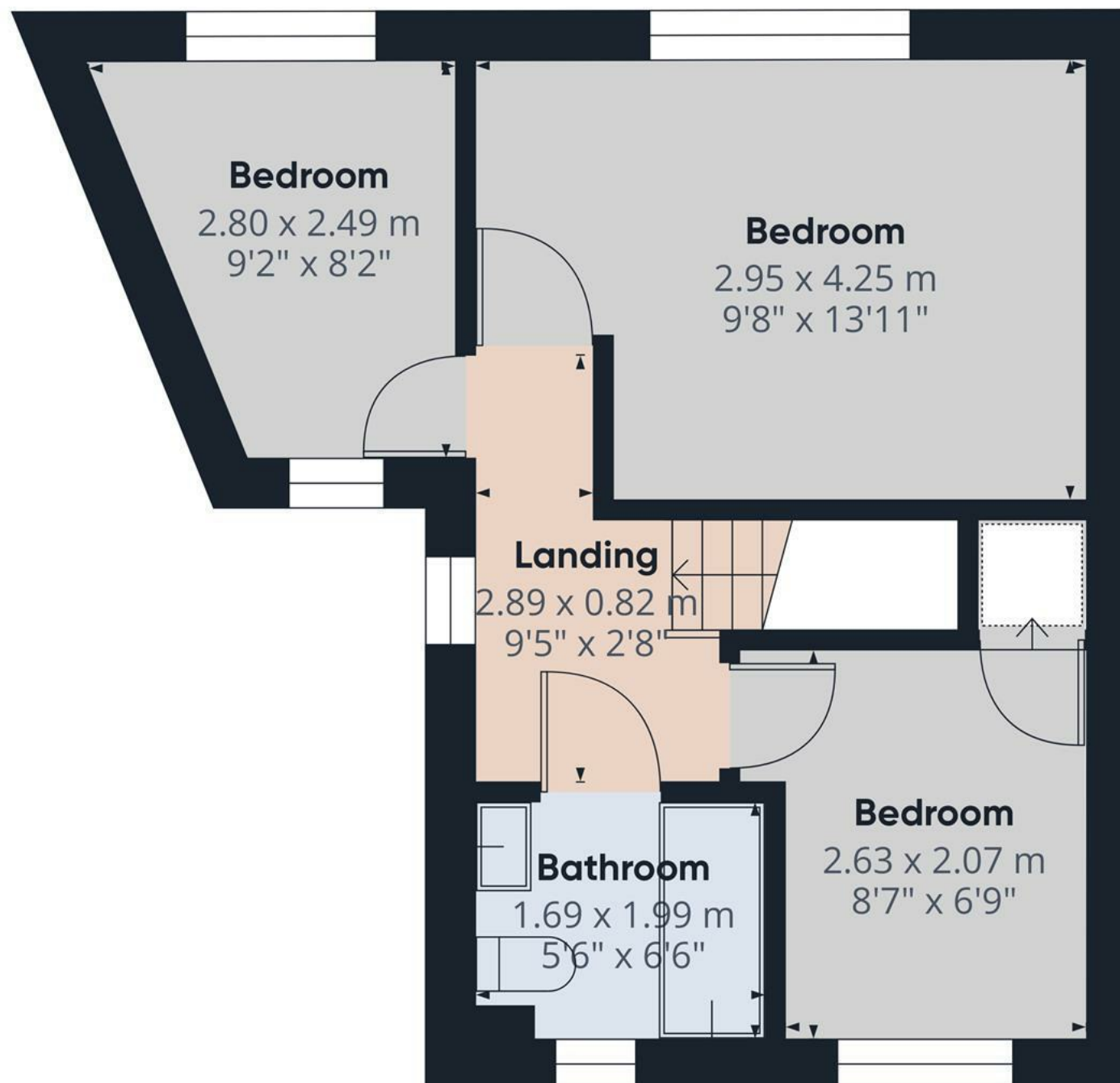
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

Floor 0





Floor 1

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

29.6 m<sup>2</sup>

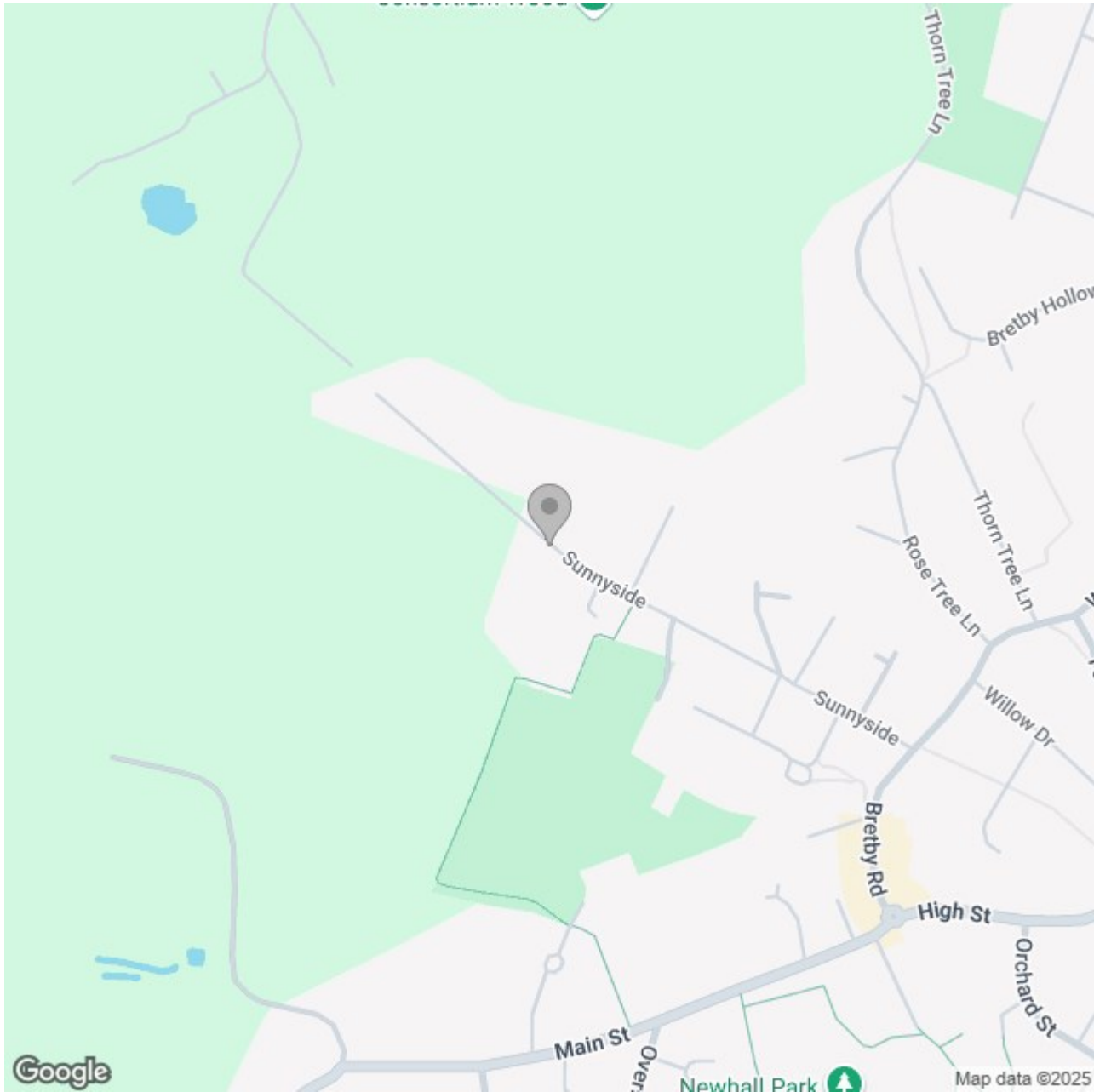
318.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(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