



**ABODE**  
SALES & LETTINGS





A well presented three bedroom semi detached family home. The double glazed and gas centrally heated accommodation comprises of entrance hall, cloakroom, lounge opening to kitchen diner. To the first floor there are three good sized bedrooms with master having ensuite and family bathroom.

Outside the home has off road parking and carport and enclosed rear garden.

Viewing is strictly by appointment only.



Hallway

Cloakroom

Lounge  
15.11 x 15.9

Kitchen Diner  
15.11 x 9.2

Landing

Bedroom One  
11.5 x 9.1

Ensuite  
9.1 x 3.10

Bedroom Two  
9.5 x 9.1

Bedroom Three  
11.1 x 7.6

Family Bathroom  
6.5 x 6









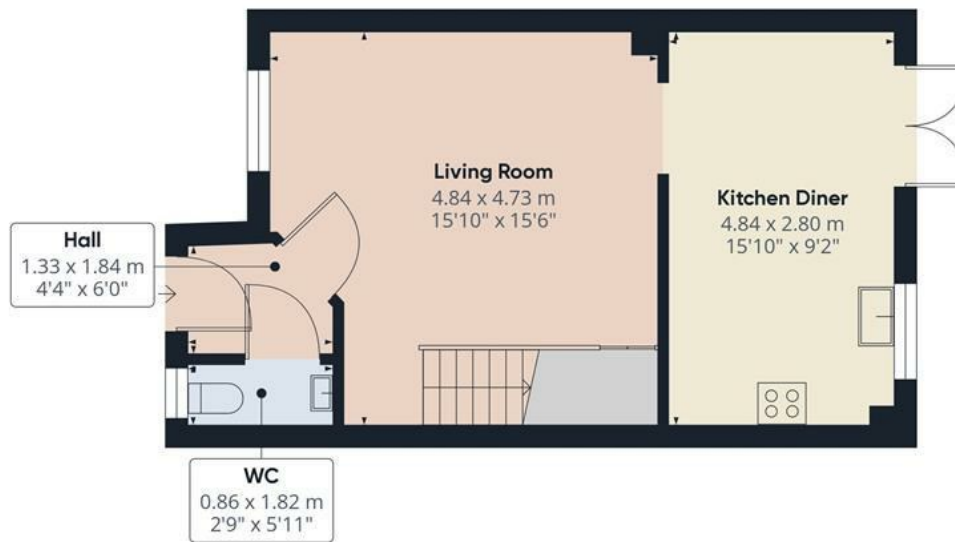




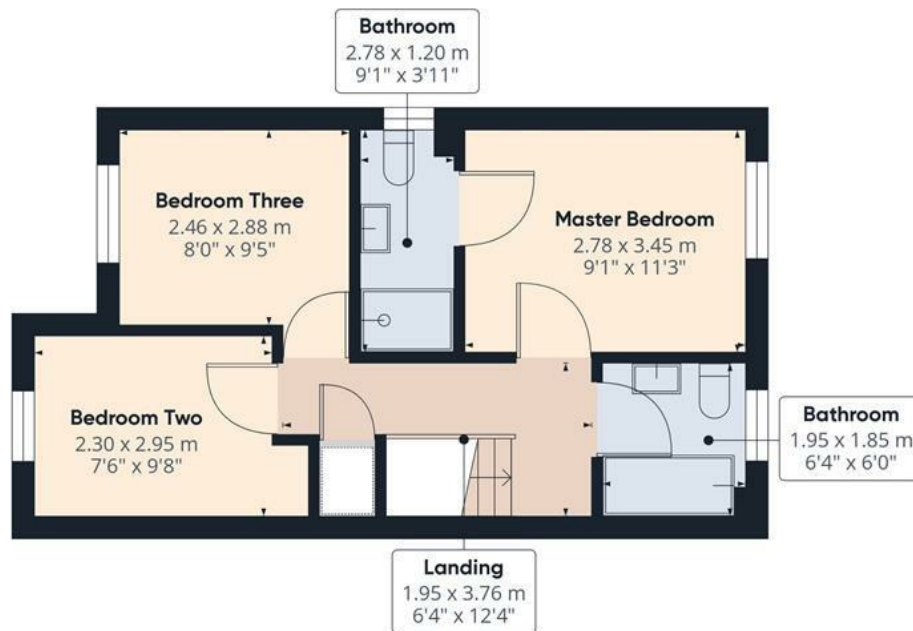








Floor 0



Floor 1

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

74.07 m<sup>2</sup>

797.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

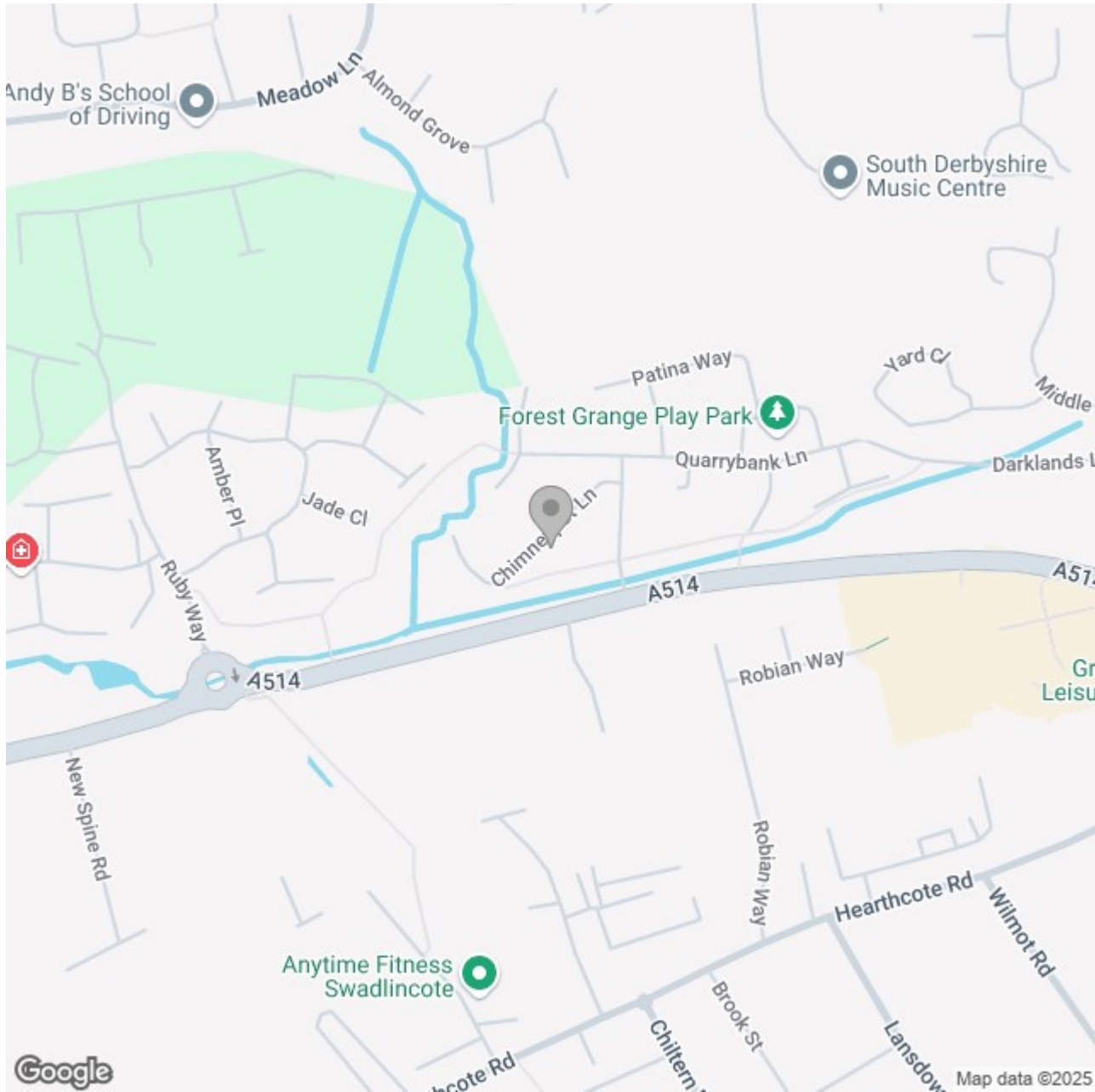
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







## Energy Efficiency Rating

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

**England & Wales**

EU Directive  
2002/91/EC

