





**\*\*\*\* PERIOD PROPERTY  
WITH PLENTY OF  
POTENTIAL \*\*\*\* THREE  
BEDROOMS \*\*\*\* End terrace  
property in a popular  
location offering a hall,  
lounge, kitchen diner, lobby  
and bathroom. Three first  
floor bedrooms and a rear  
garden. On street parking.  
OFFERED FOR SALE WITH  
NO UPWARD CHAIN**



## HALL

Side entrance door into the hall with stairs to the first floor and doors to -

## LOUNGE

Upvc double glazed bay window to the front and radiator.

## KITCHEN DINER

Fitted units with work surfaces and a sink and drainer unit. Fitted oven and hob, appliance spaces, under stairs storage cupboard, radiator and upvc double glazed window.

## LOBBY

Door to the garden and a door to the bathroom.

## BATHROOM

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

## FIRST FLOOR LANDING

Doors to -

## BEDROOM

Upvc double glazed window to the front and a radiator.

## BEDROOM

Upvc double glazed window to the rear and a radiator.

## BEDROOM

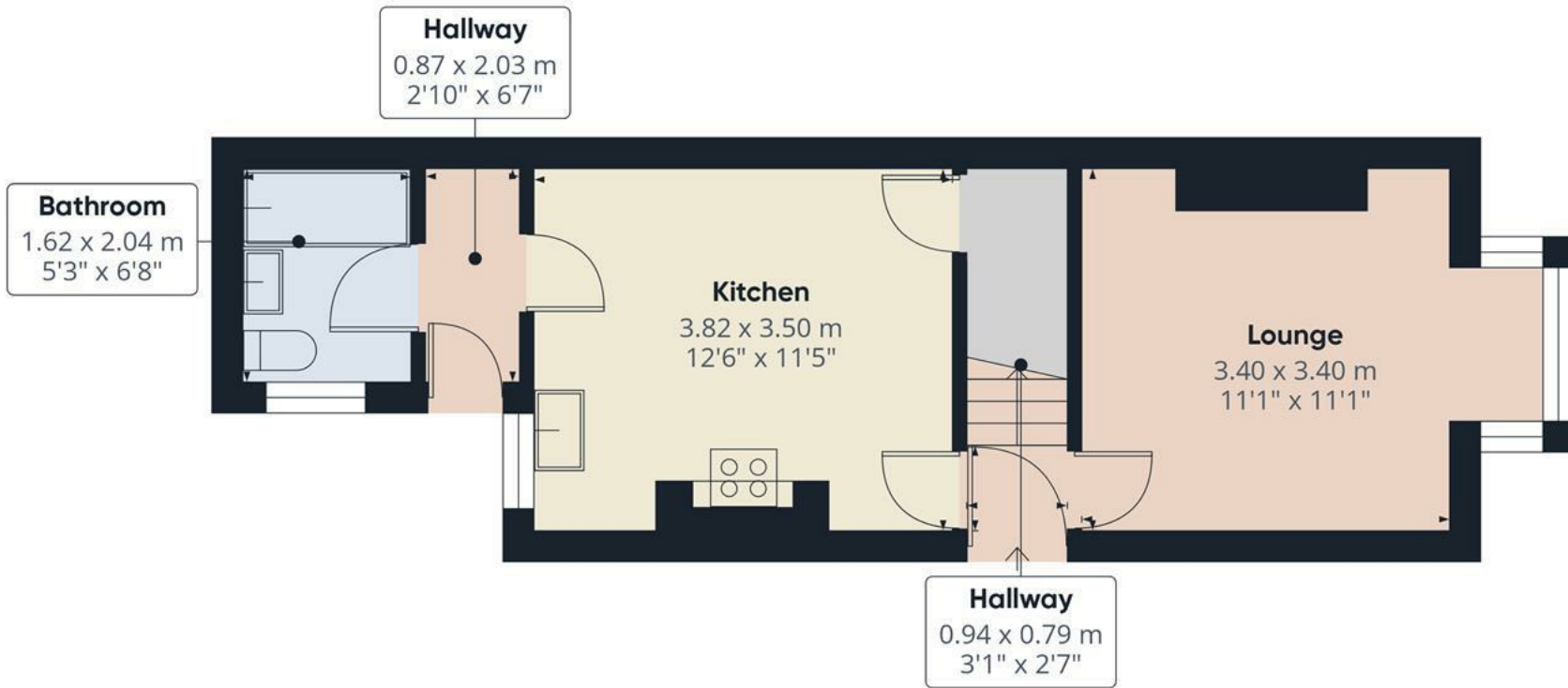
Upvc double glazed window to the rear and a radiator.

## OUTSIDE

Private gate into a rear garden with lawn and seating area.







**Approximate total area<sup>(1)</sup>**  
34 m<sup>2</sup>  
367 ft<sup>2</sup>

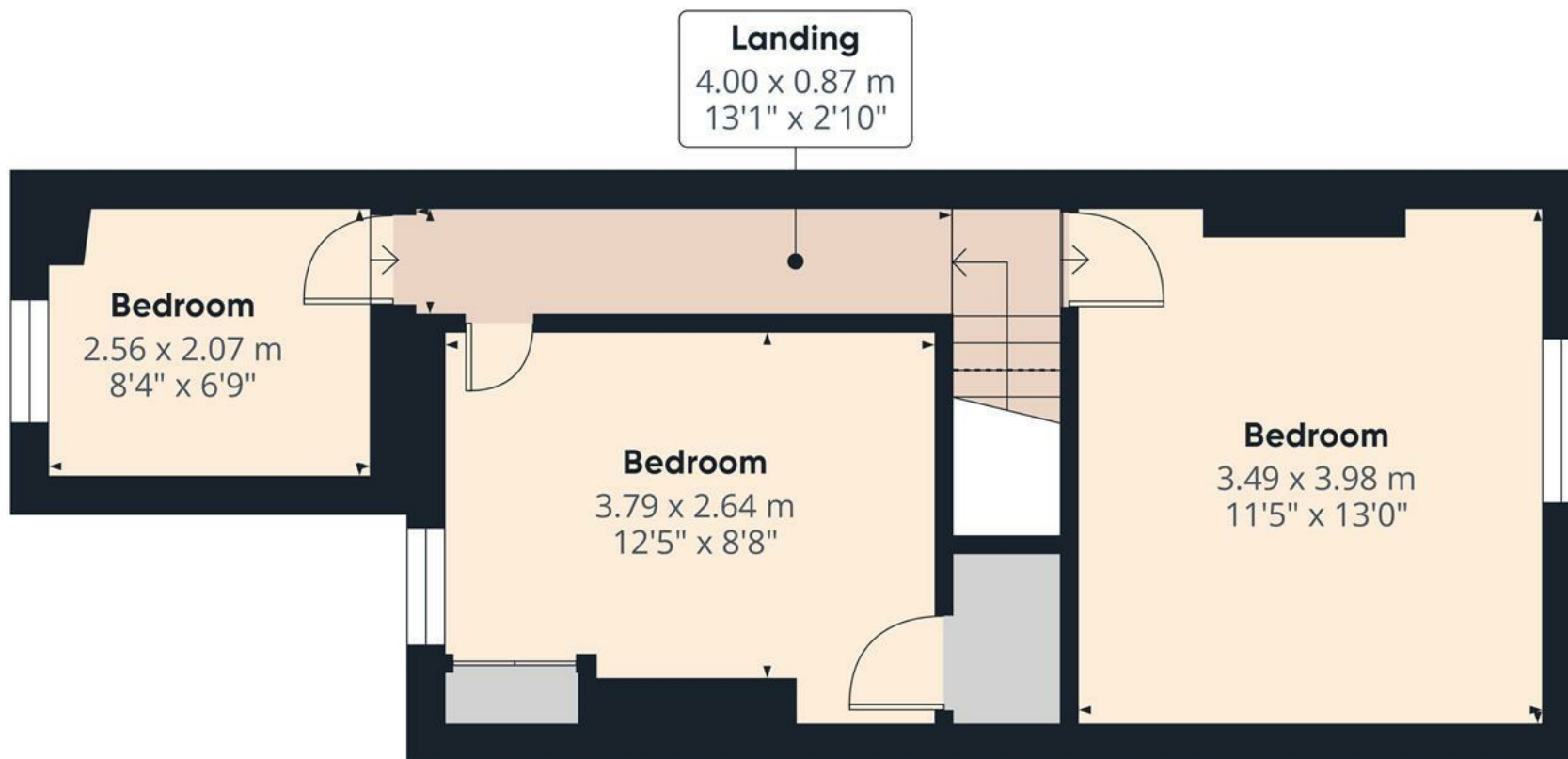
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

Floor 0



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

33.9 m<sup>2</sup>

365 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

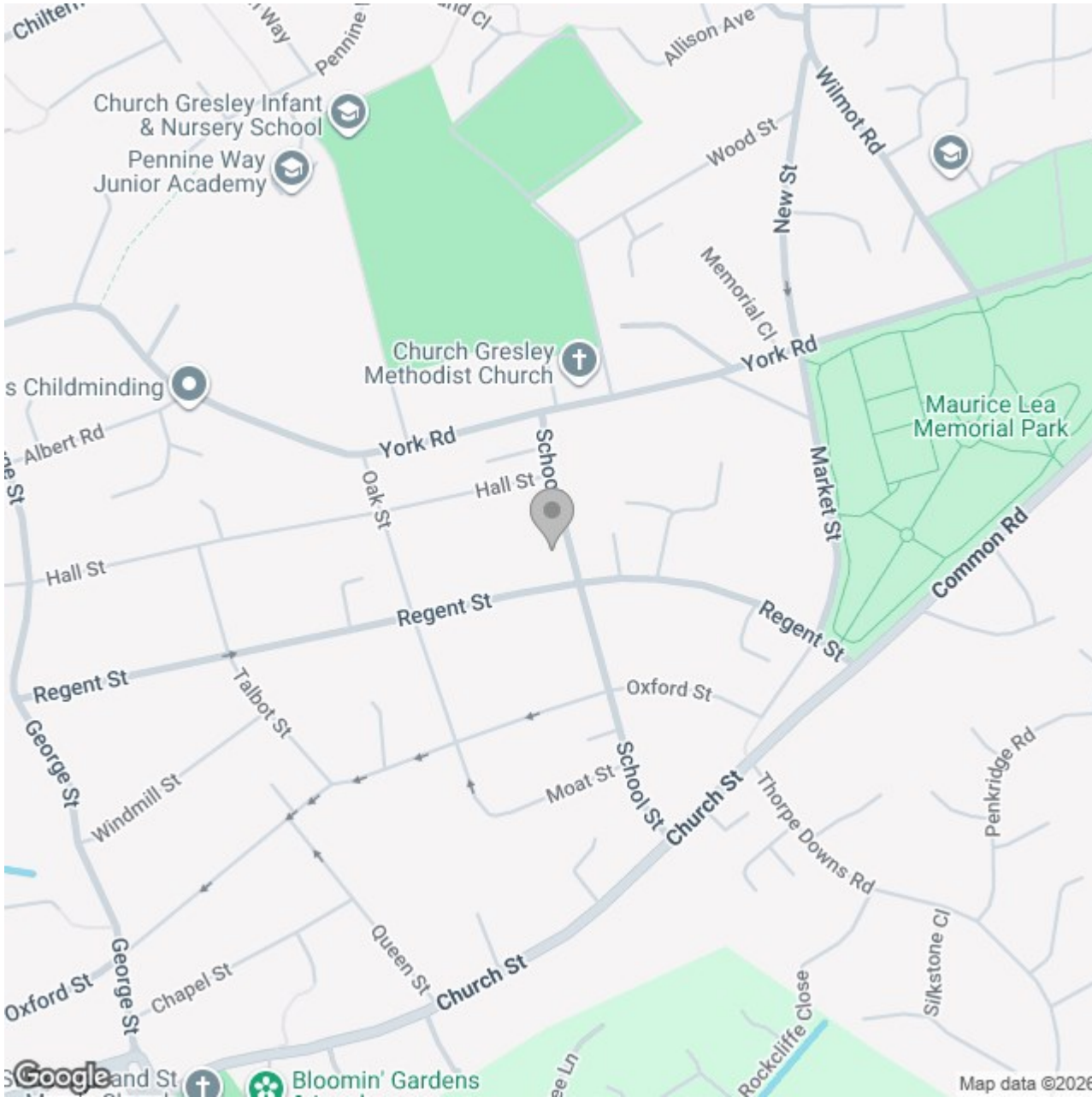
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	