





SEMI DETACHED PROPERTY IN
CONVENIENT LOCATION OFFERING
PLENTY OF POTENTIAL Entrance hall,
lounge, kitchen, bathroom. three first
floor bedrooms, drive and a rear
garden.



HALL

Stairs to the first floor and doors to -

LOUNGE

Window to the front.

KITCHEN

Window and door onto the garden.

BATHROOM

Bath, wash hand basin, low flush wc and radiator.

FIRST FLOOR

BEDROOM

Window

BEDROOM

Window

BEDROOM

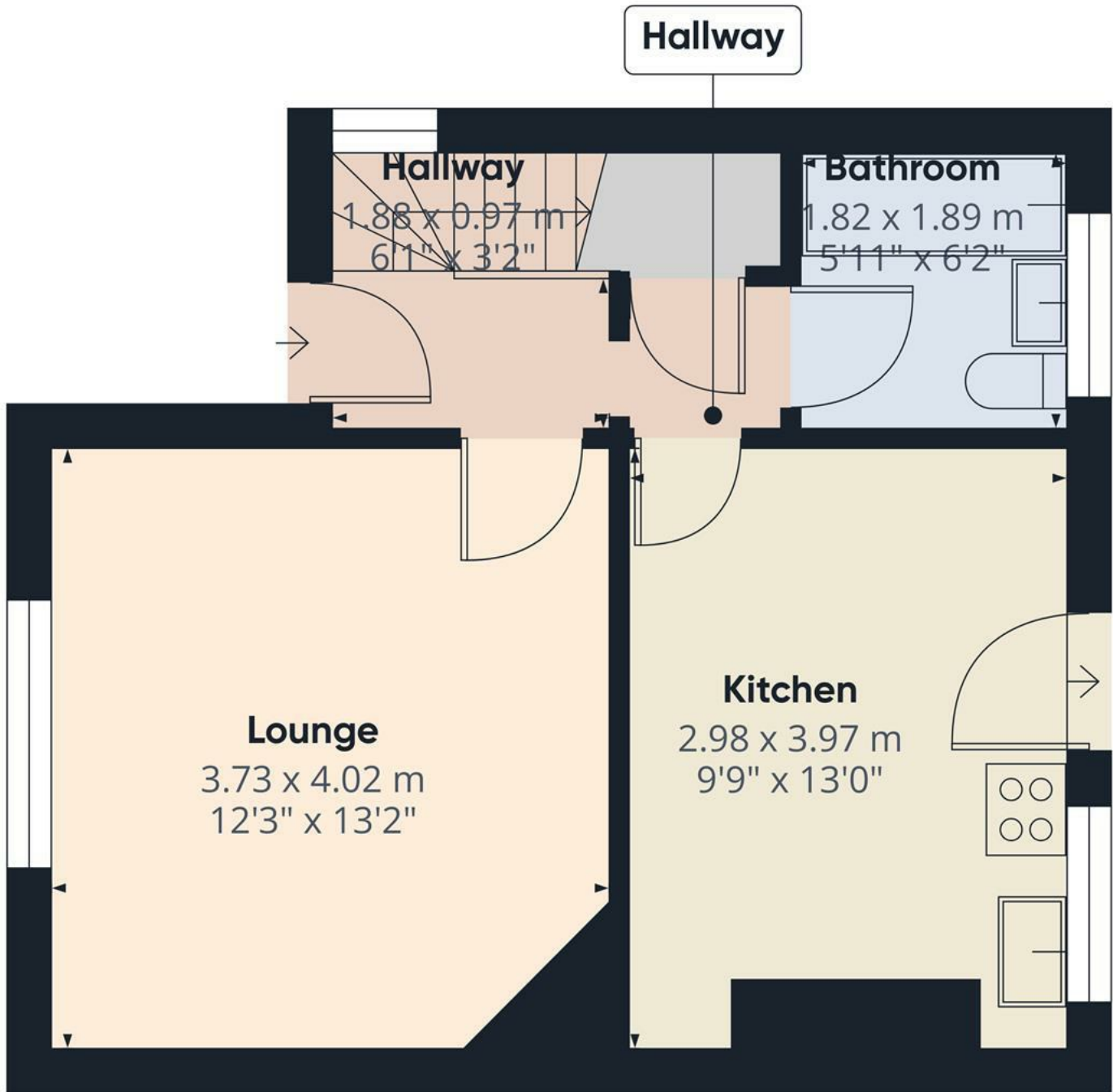
Window

OUTSIDE

Front off road parking and a rear garden.







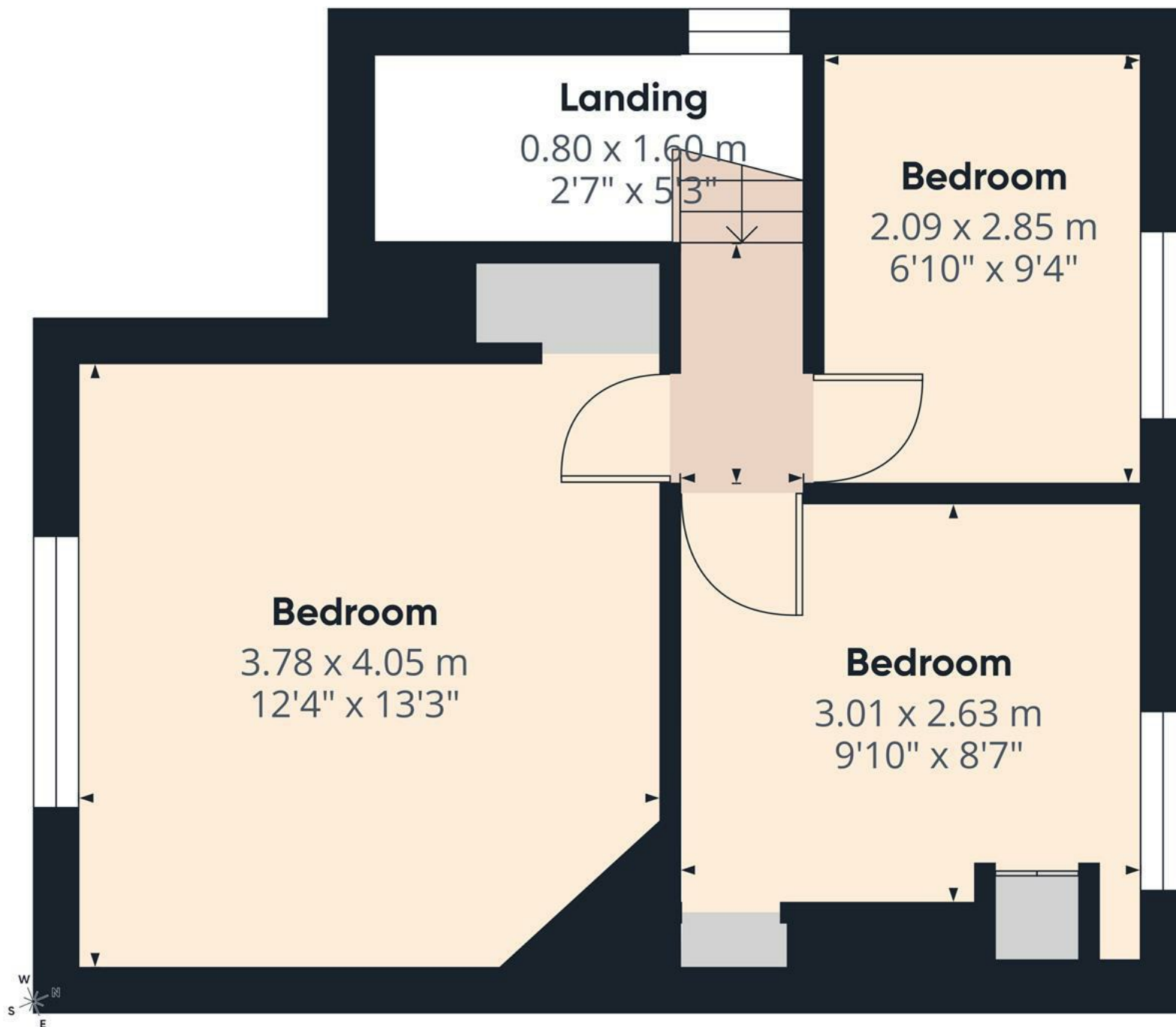
Floor 0

Approximate total area⁽¹⁾
34.9 m²
377 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

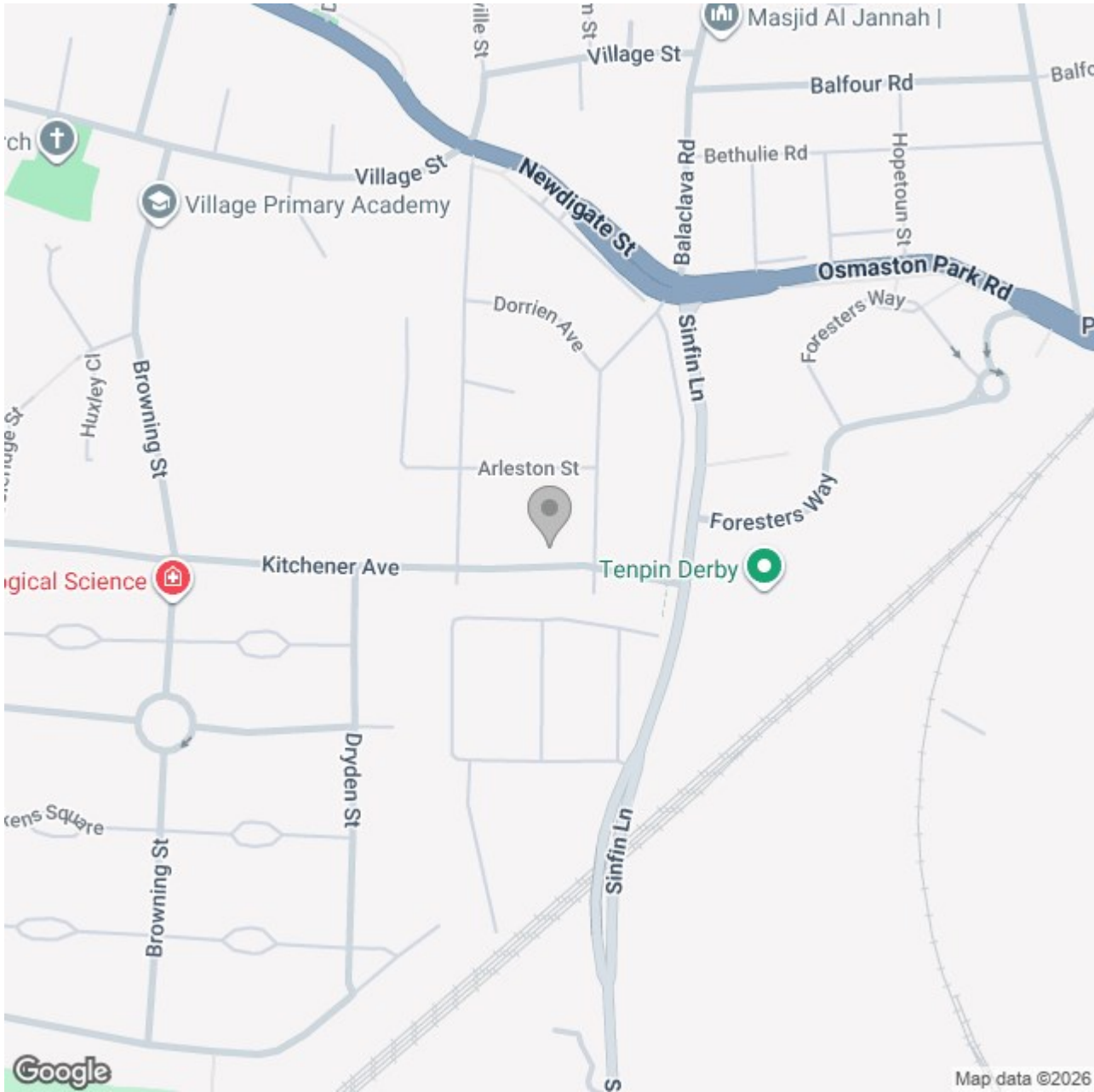
Approximate total area⁽¹⁾

30.8 m²
331 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

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