





\*\*\*\* SEMI DETACHED PROPERTY \*\*\*\* Period property in a popular location offering a lounge and dining room, modern fitted kitchen with built in appliances and double doors onto the garden. Two bedrooms and a bathroom to the first floor. Front from garden and an enclosed rear garden.



## LOUNGE

Upvc double glazed entrance door into the Lounge with a upvc double glazed window to the front, exposed brick chimney breast, wood flooring, radiator and an under stairs storage cupboard.

## DINING ROOM

Wood flooring, upvc double glazed window, radiator and stairs to the first floor.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with a gas hob and extractor hood. Integrated, fridge, freezer and washing machine. Radiator and upvc double glazed doors onto the garden.

## FIRST FLOOR LANDING

Loft access, upvc double glazed window and doors to -

## BEDROOM 1

Upvc double glazed window and a radiator.

## BEDROOM 2

Upvc double glazed window and a radiator, storage cupboard.

## BATHROOM

P-shape panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, chrome ladder style radiator, storage cupboard and a upvc double glazed window.

## OUTSIDE

Front fore garden with steps up-to the entrance door. Rear garden with lawn and patio







**Approximate total area<sup>m</sup>**  
32.6 m<sup>2</sup>  
351 ft<sup>2</sup>

**Reduced headroom**  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

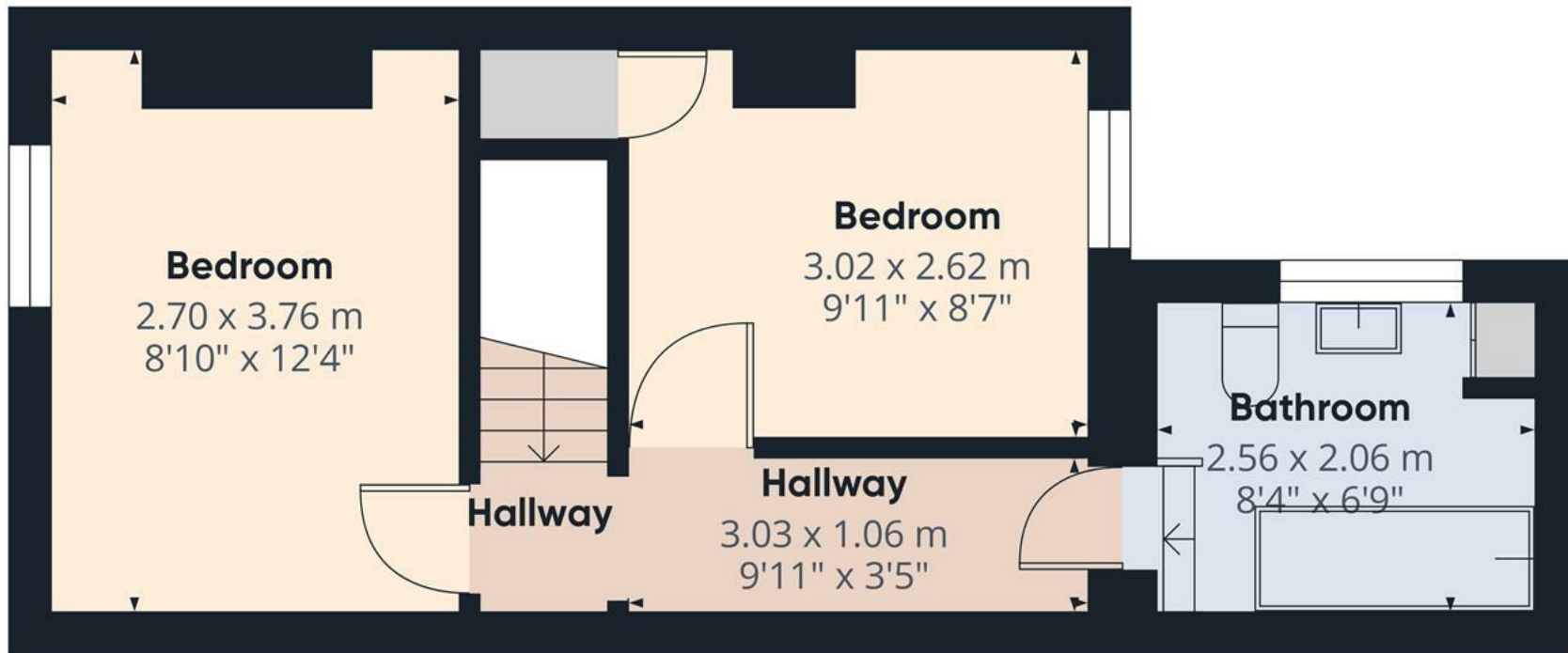
Reduced headroom  
----- Below 1.5 m/5 ft

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

**GIRAFFE360**



Floor 0



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

27.4 m<sup>2</sup>  
295 ft<sup>2</sup>

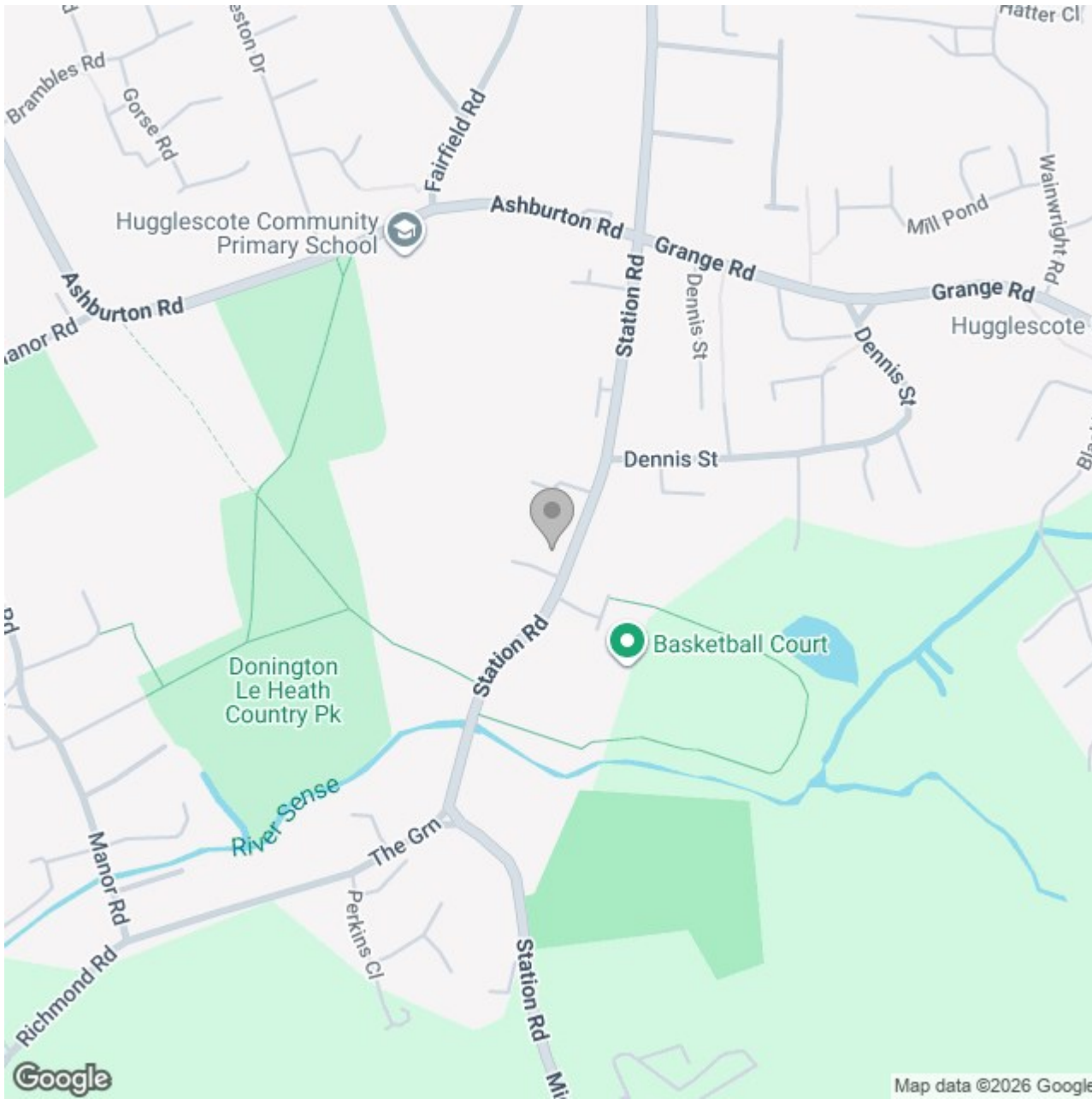
(1) Excluding balconies and terraces

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Floor 1



### 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>		<b>80</b>
(55-68) <b>D</b>	<b>59</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 