





**** 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⁽¹⁾

32.6 m²

351 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

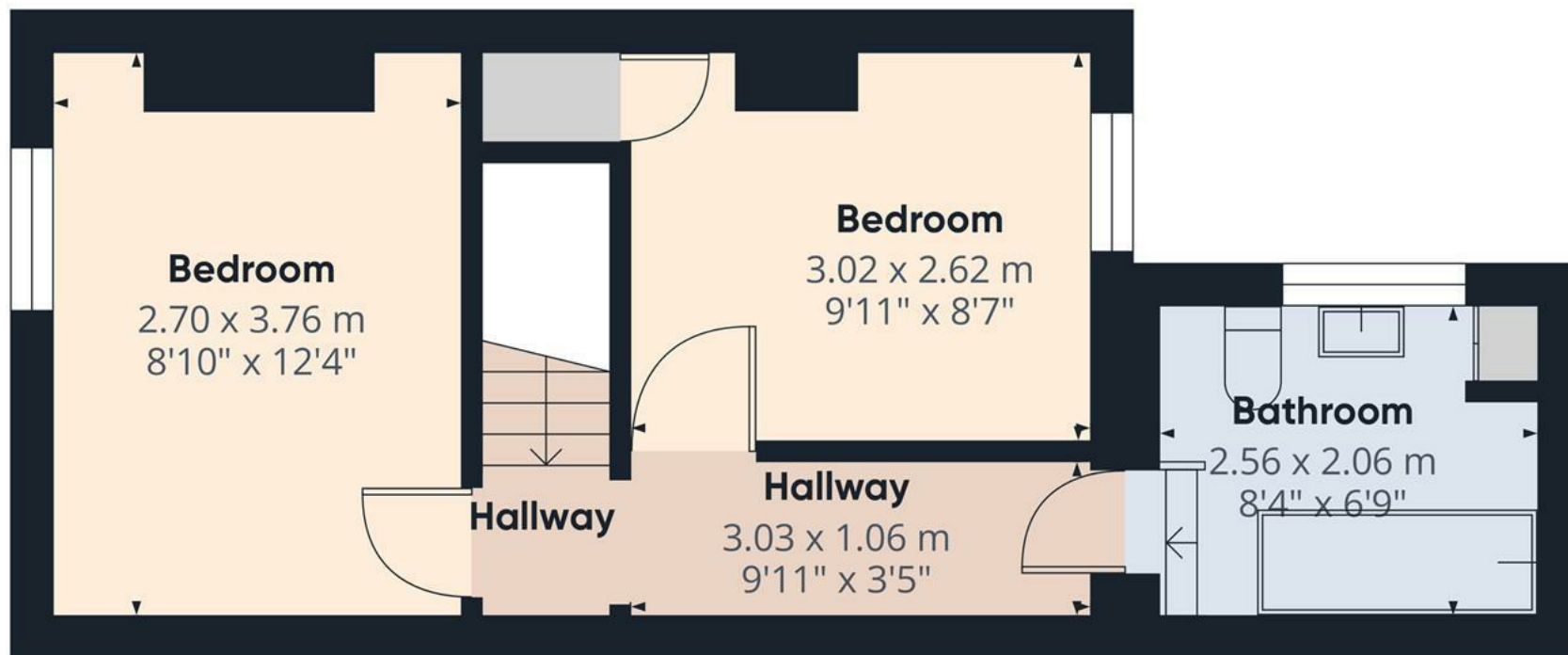
Below 1.5 m/5 ft

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⁽¹⁾

27.4 m²
295 ft²

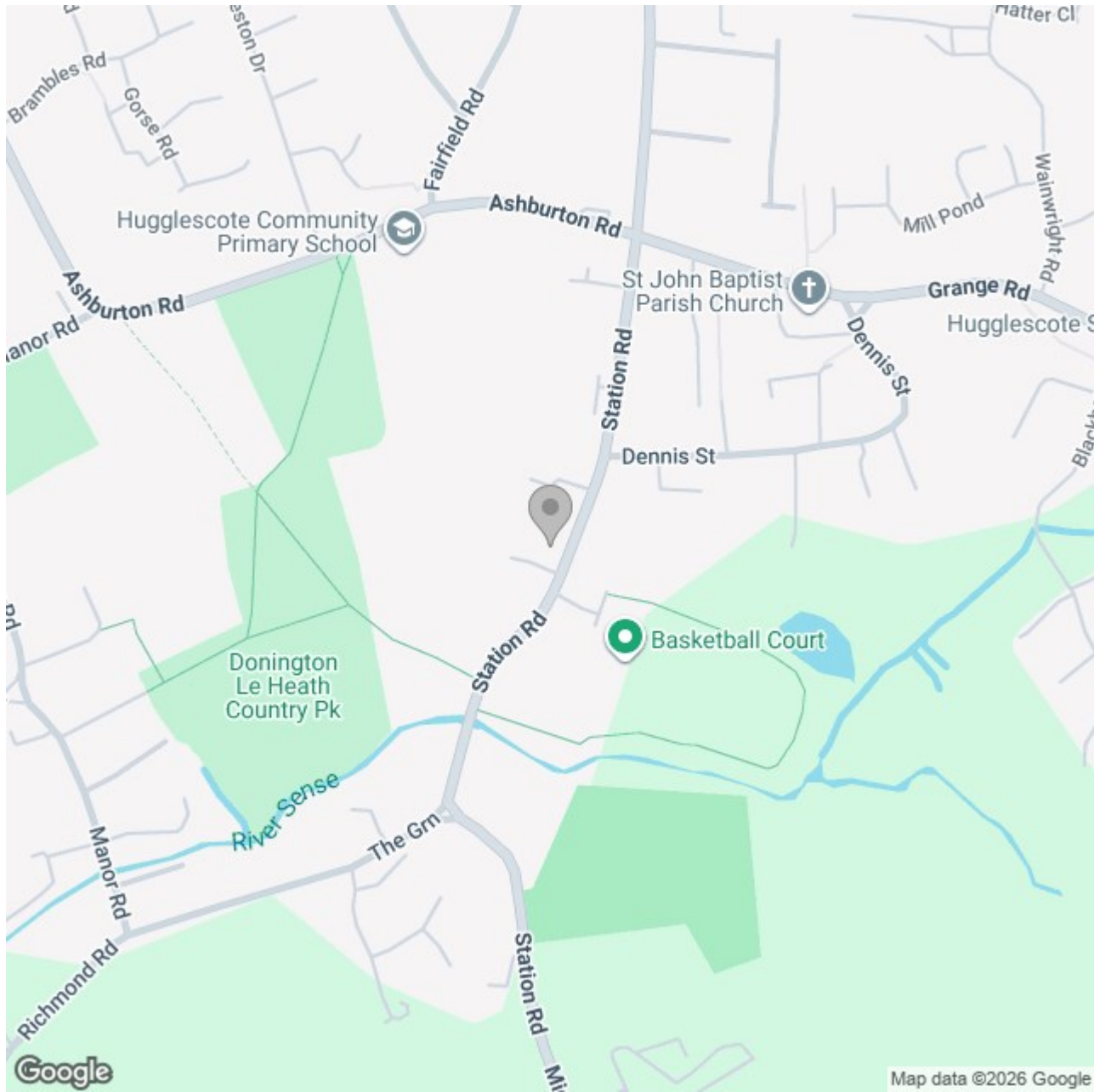
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC