





****** MODERN PROPERTY IN
QUIET CUL DE SAC LOCATION**

****** This well presented
property is offered for sale with
NO UPWARD CHAIN and has
been redecorated and NEW
flooring fitted. In brief the
property offers a hall and guest
cloakroom, NEW fitted kitchen
installed and a lounge diner
with doors onto the garden.
Two bedrooms and a bathroom
to the first floor. Rear garden
and two parking spaces.
INTERNAL VIEWING
RECOMMENDED.**



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin, upvc double glazed window and radiator.

KITCHEN

New fitted wall mounted, base and drawer units with for surfaces and a sink and drainer unit. New fitted electric oven and hob with extractor hood, Spaces for appliances, radiator, wall mounted gas boiler and upvc double glazed window.

LOUNGE

Radiator and upvc windows and double glazed doors onto the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM I

Two upvc double glazed windows and radiator.

BEDROOM 2

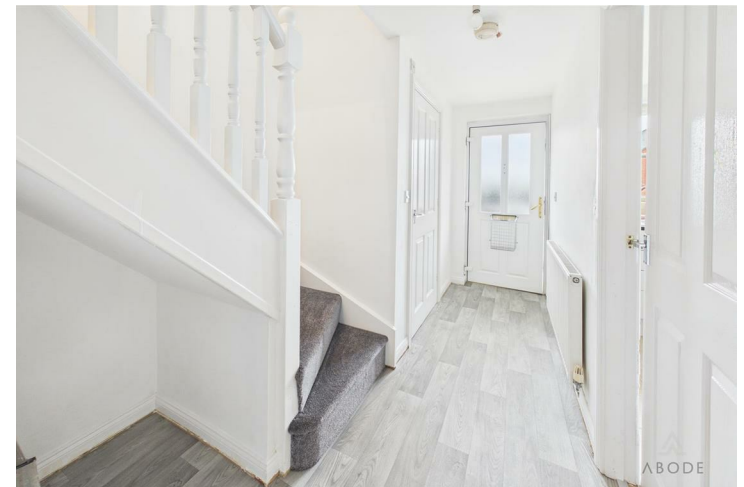
Upvc double glazed window and radiator.

BATHROOM

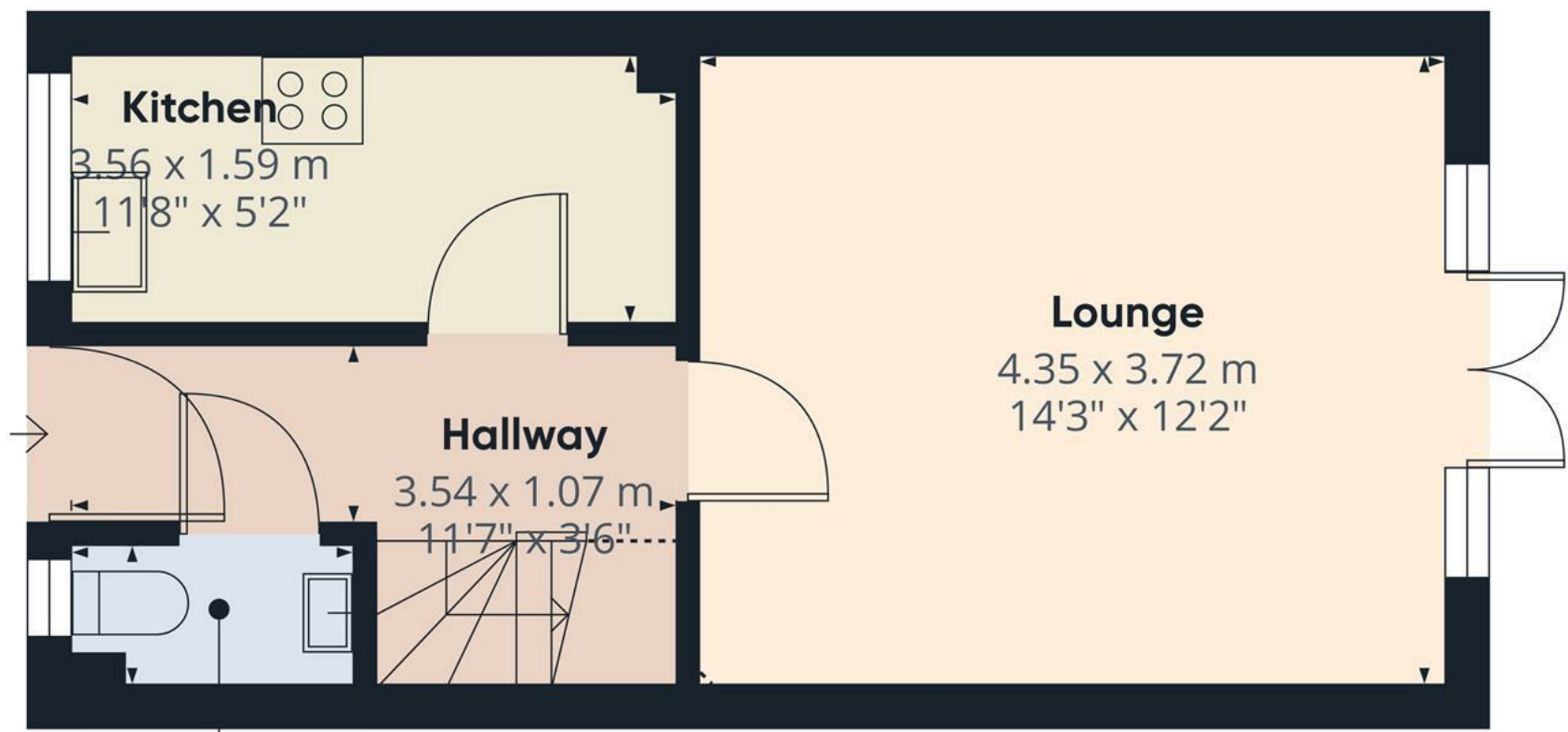
Panel enclosed bath, wash hand basin, low flush wc, upvc double glazed window and a radiator.

OUTSIDE

Two parking spaces and an enclosed rear garden.







Approximate total area⁽¹⁾
29.1 m²
313 ft²

Reduced headroom
0.8 m²
8 ft²

(1) Excluding balconies and terraces

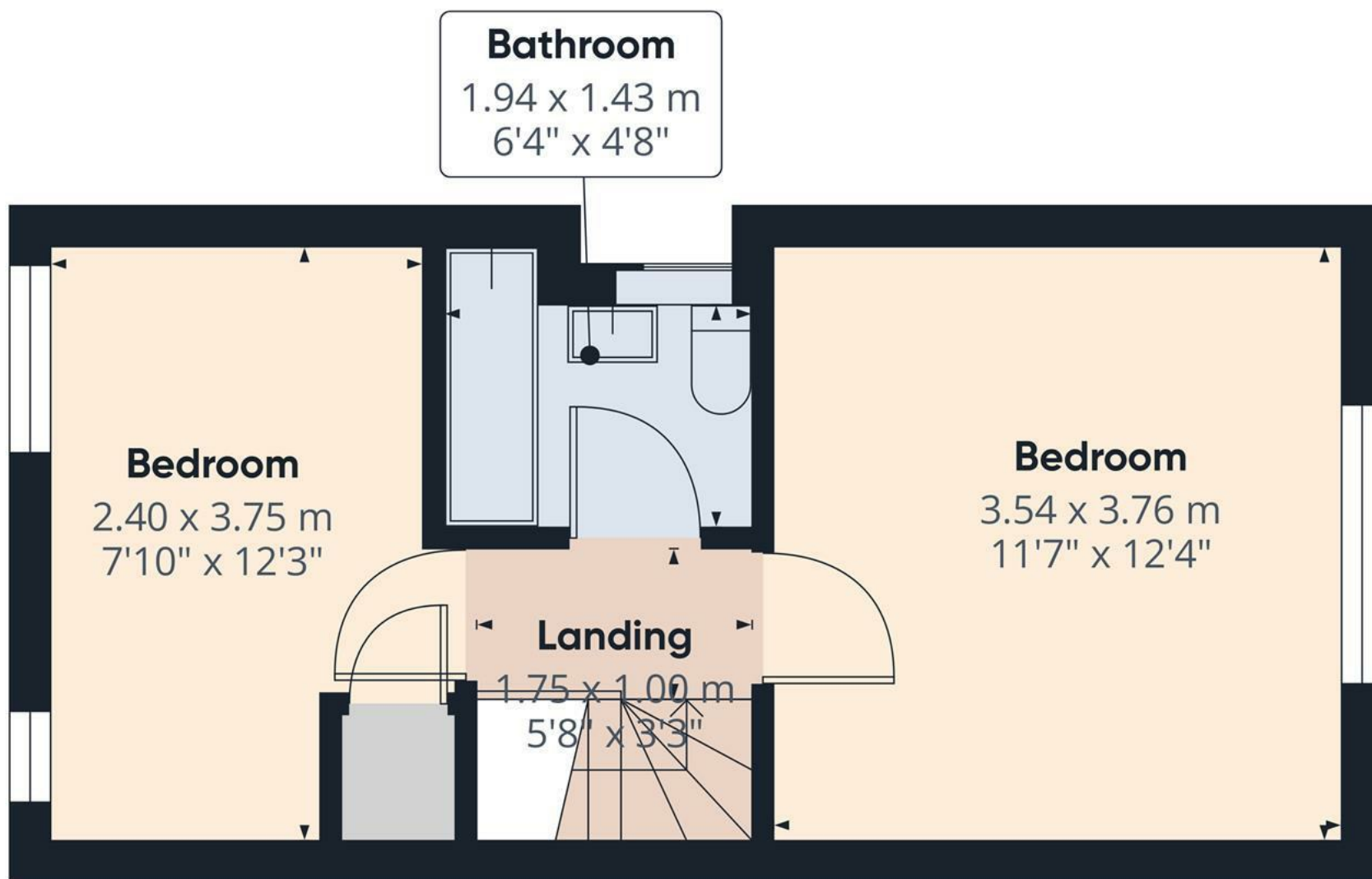
Reduced headroom
Below 1.5 m/5 ft

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⁾

27.6 m²
296 ft²

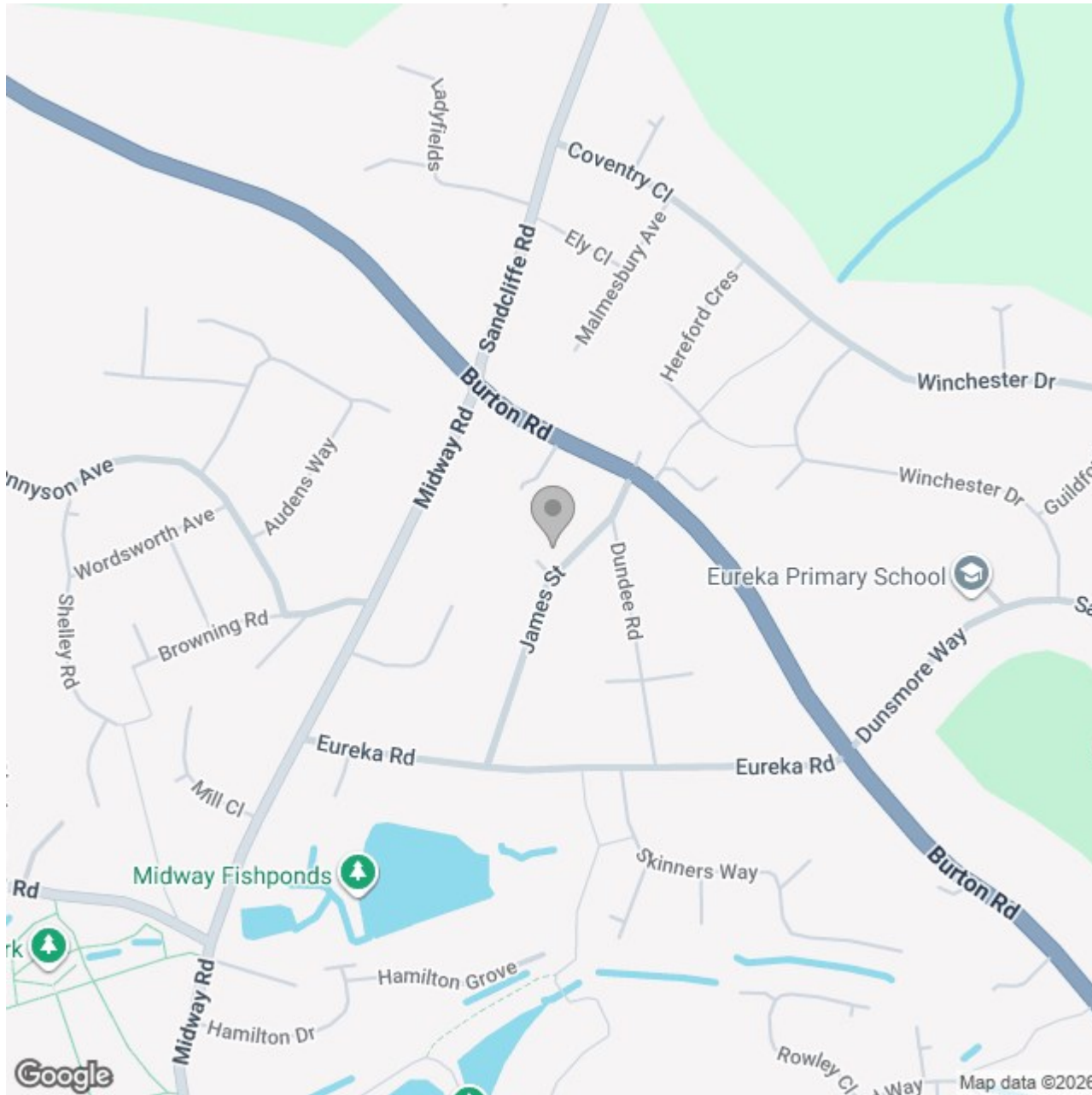
(1) Excluding balconies and terraces

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(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 	