





**** MODERN SEMI
DETACHED PROPERTY ON
THE EDGE OF A POPULAR
DEVELOPMENT **** The
property offers an entrance
hall, lounge, fitted dining
kitchen with a utility and
guest cloakroom. Three first
floor bedrooms, en suite
shower and a bathroom.
Double width drive with
parking for 2 cars and an
enclosed rear garden.
**INTERNAL VIEWING HIGHLY
RECOMMENDED.**



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor, radiator and a door to the lounge.

LOUNGE

Upvc double glazed window to the front and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and an extractor, integrated dishwasher and fridge freezer. Upvc double glazed double doors onto the garden and a radiator.

UTILITY ROOM

Plumbing and space for a washing machine, work surface and cupboard, wall mounted boiler and upvc double glazed window.

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

FIRST FLOOR LANDING

Loft access, airing cupboard and doors to -

BEDROOM 1

Fitted wardrobes, storage cupboard, radiator and upvc double glazed window.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and radiator.



BEDROOM 3

Upvc double glazed window and radiator.

BATHROOM

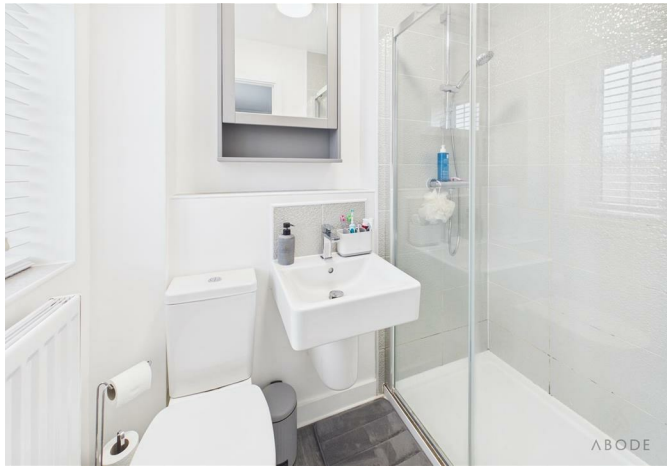
Panel enclosed bath, low flush wc, wash hand basin and a radiator.

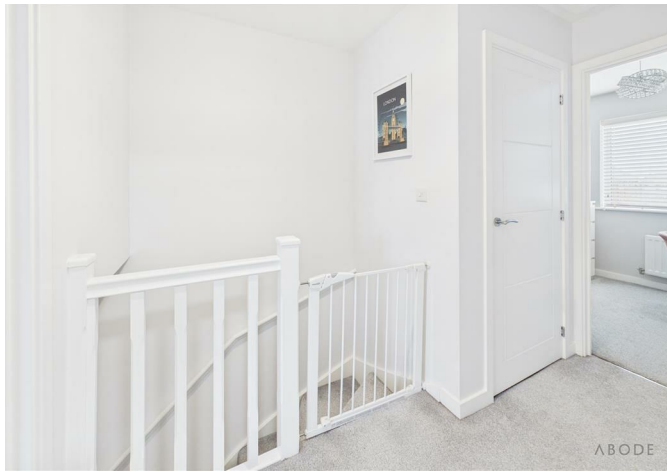
OUTSIDE

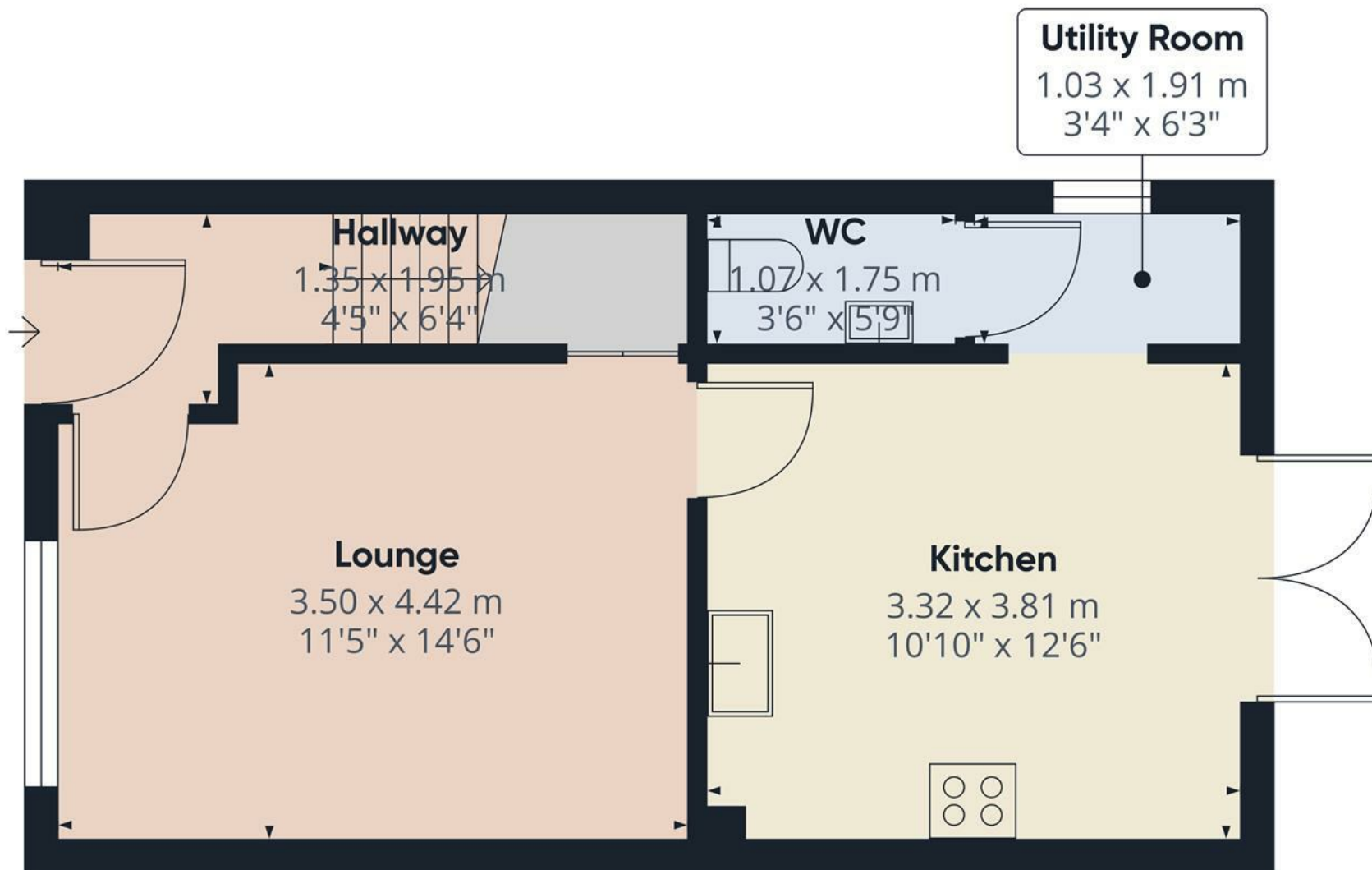
Double width drive for 2 cars, side gated access to the enclosed rear garden offering a lawn and patio.











Approximate total area⁽¹⁾

36.3 m²

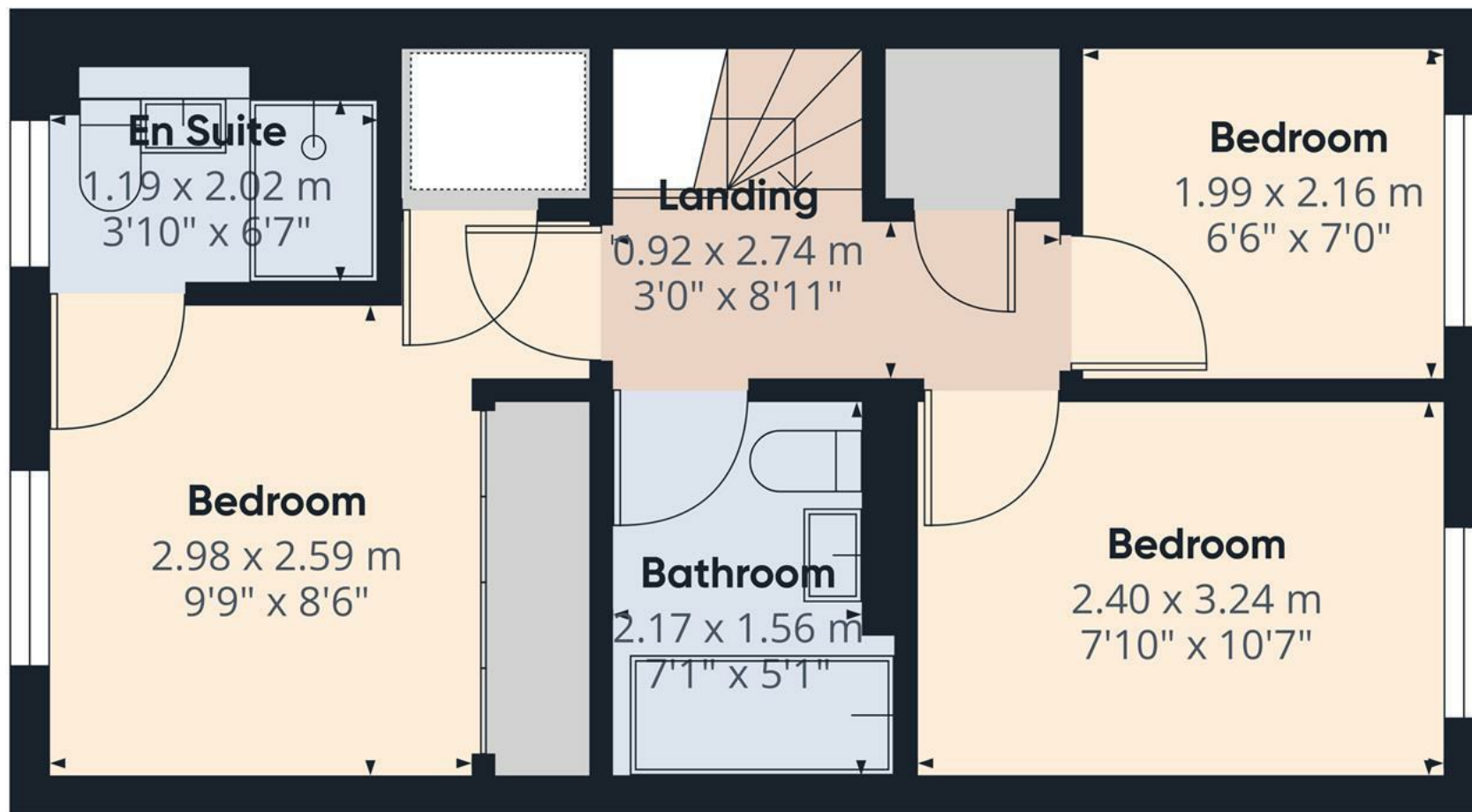
390 ft²

(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.

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Floor 0



Approximate total area⁽¹⁾
32.3 m²
348 ft²

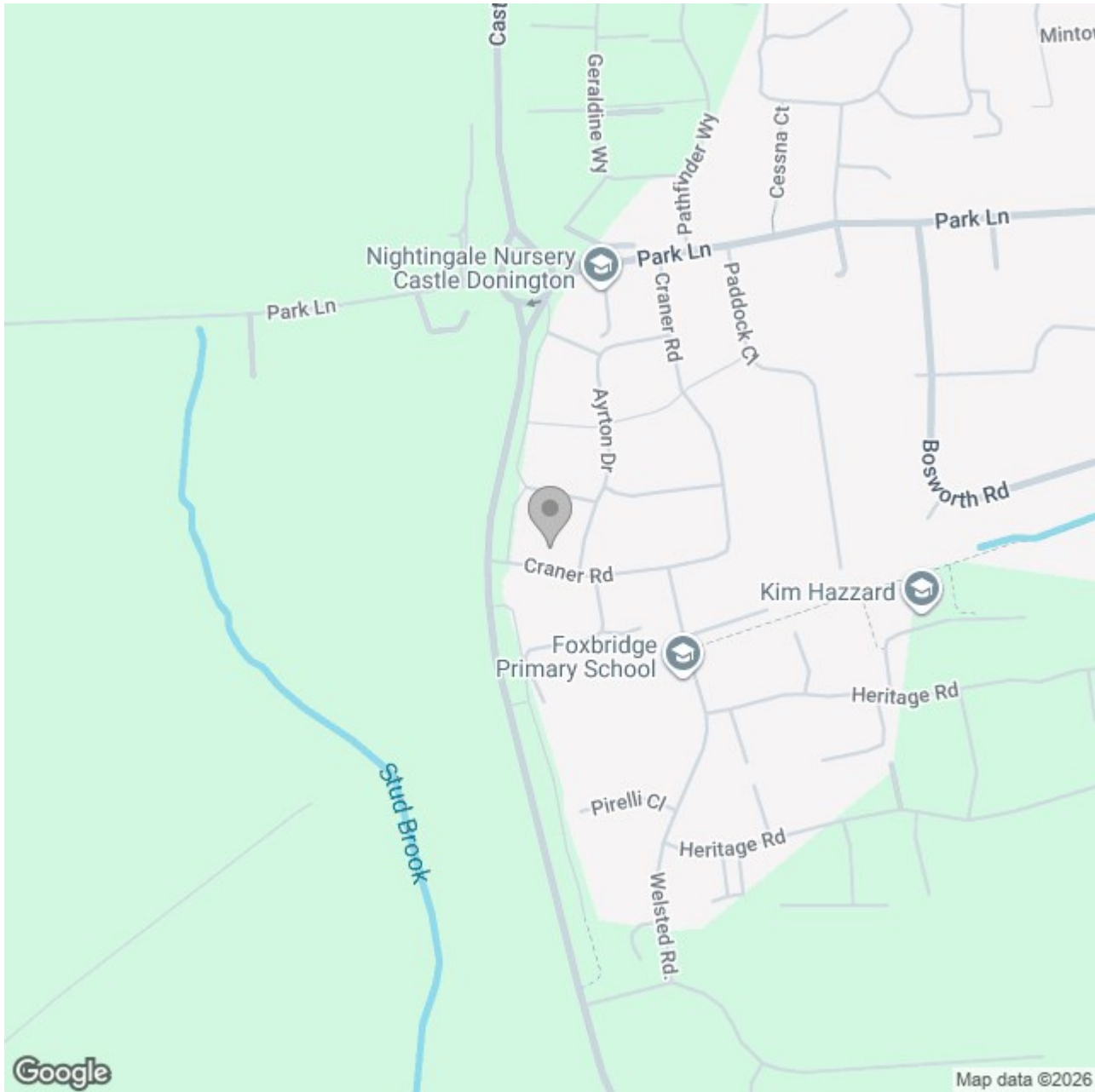
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 	