

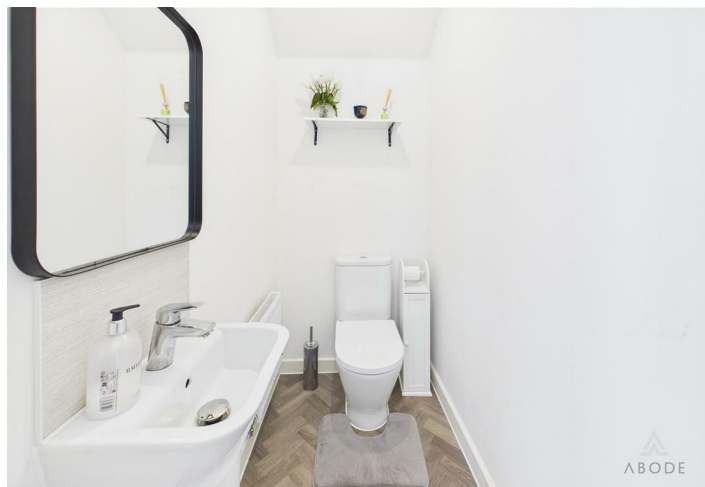
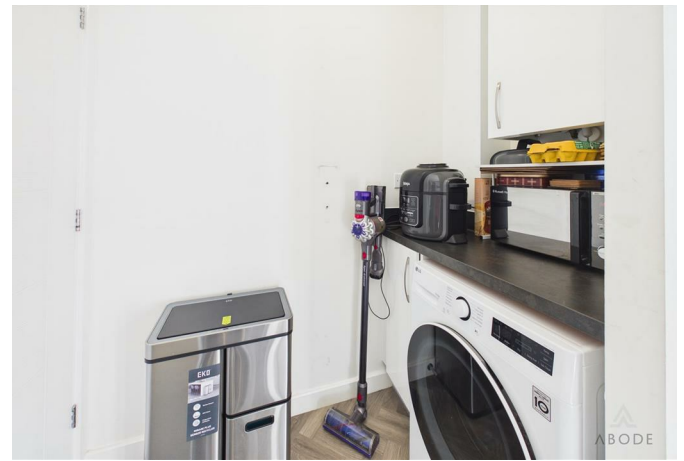




**** MODERN THREE BEDROOM
PROPERTY ON A POPULAR
DEVELOPMENT **** Well presented
property offering a hall, lounge, dining
kitchen with utility area and a guest
cloakroom. The first floor offers two
bedrooms and a family bathroom, the
second floor offers the master bedroom
with en suite shower. side drive and an
enclosed rear garden.





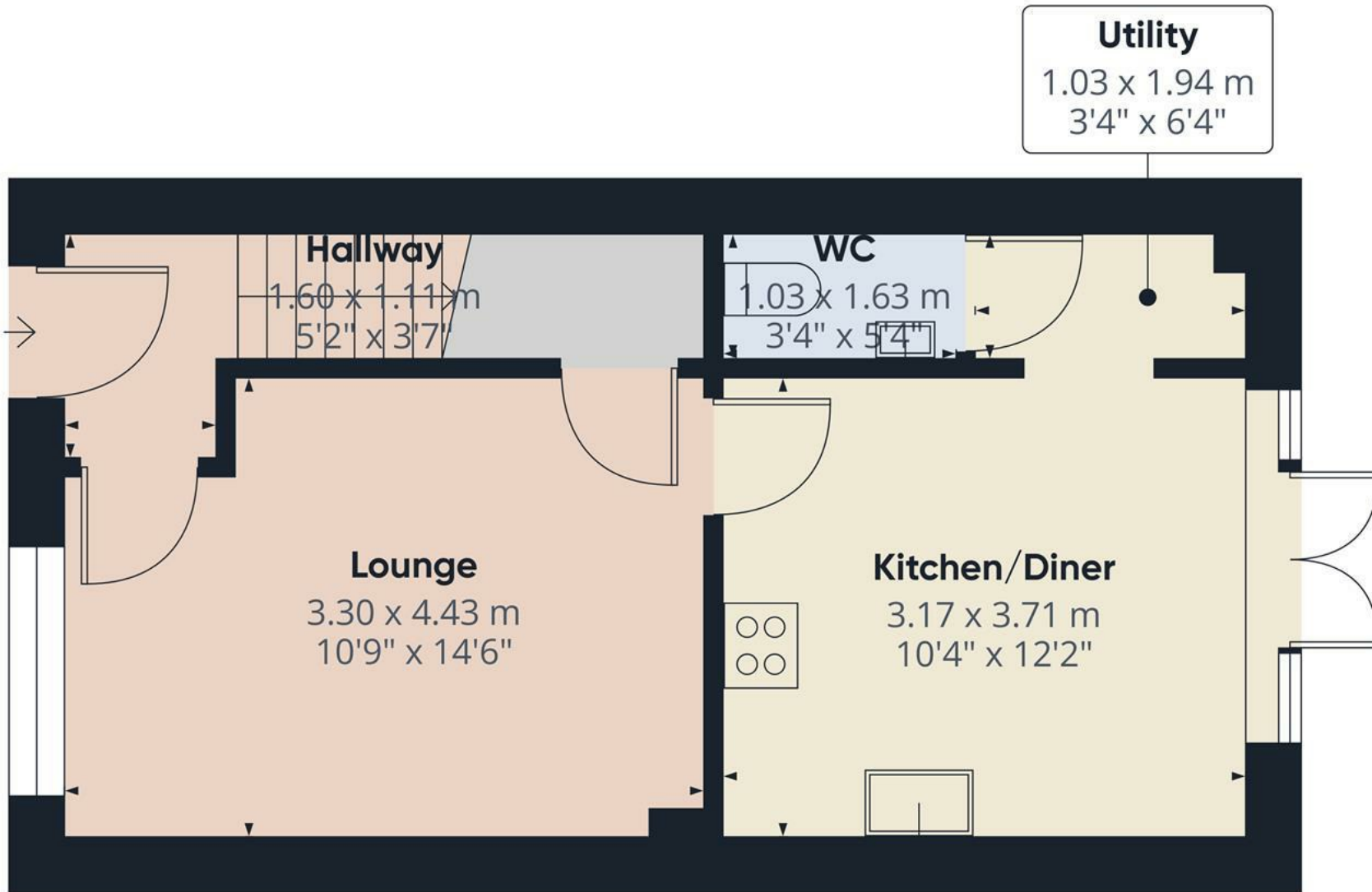












Approximate total area⁽¹⁾
34.6 m²
373 ft²

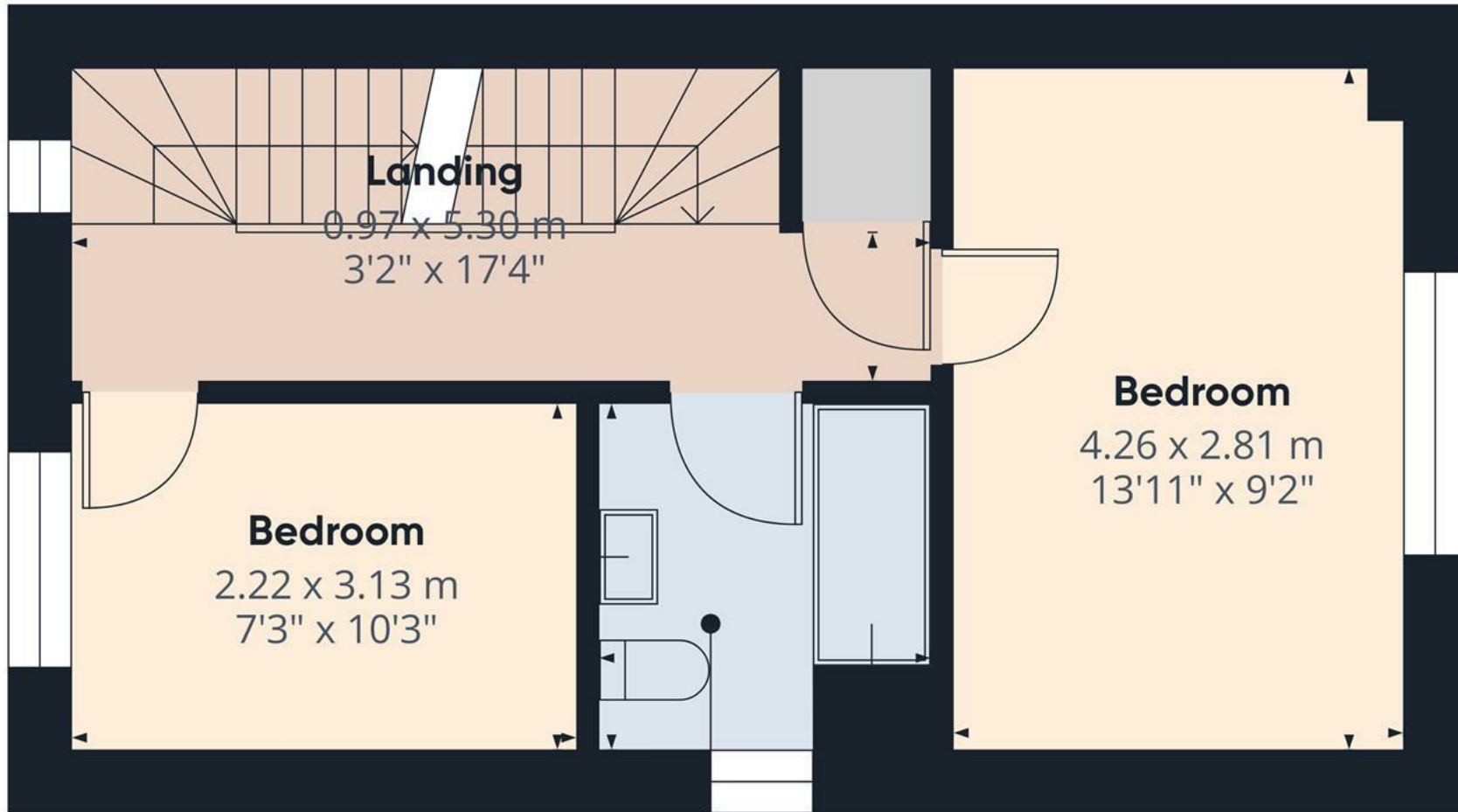
(1) Excluding balconies and terraces

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



Landing

0.97 x 5.30 m
3'2" x 17'4"

Bedroom

2.22 x 3.13 m
7'3" x 10'3"

Bedroom

4.26 x 2.81 m
13'11" x 9'2"

Bathroom

2.21 x 2.10 m
7'3" x 6'10"

Approximate total area⁽¹⁾
29.2 m²
314 ft²

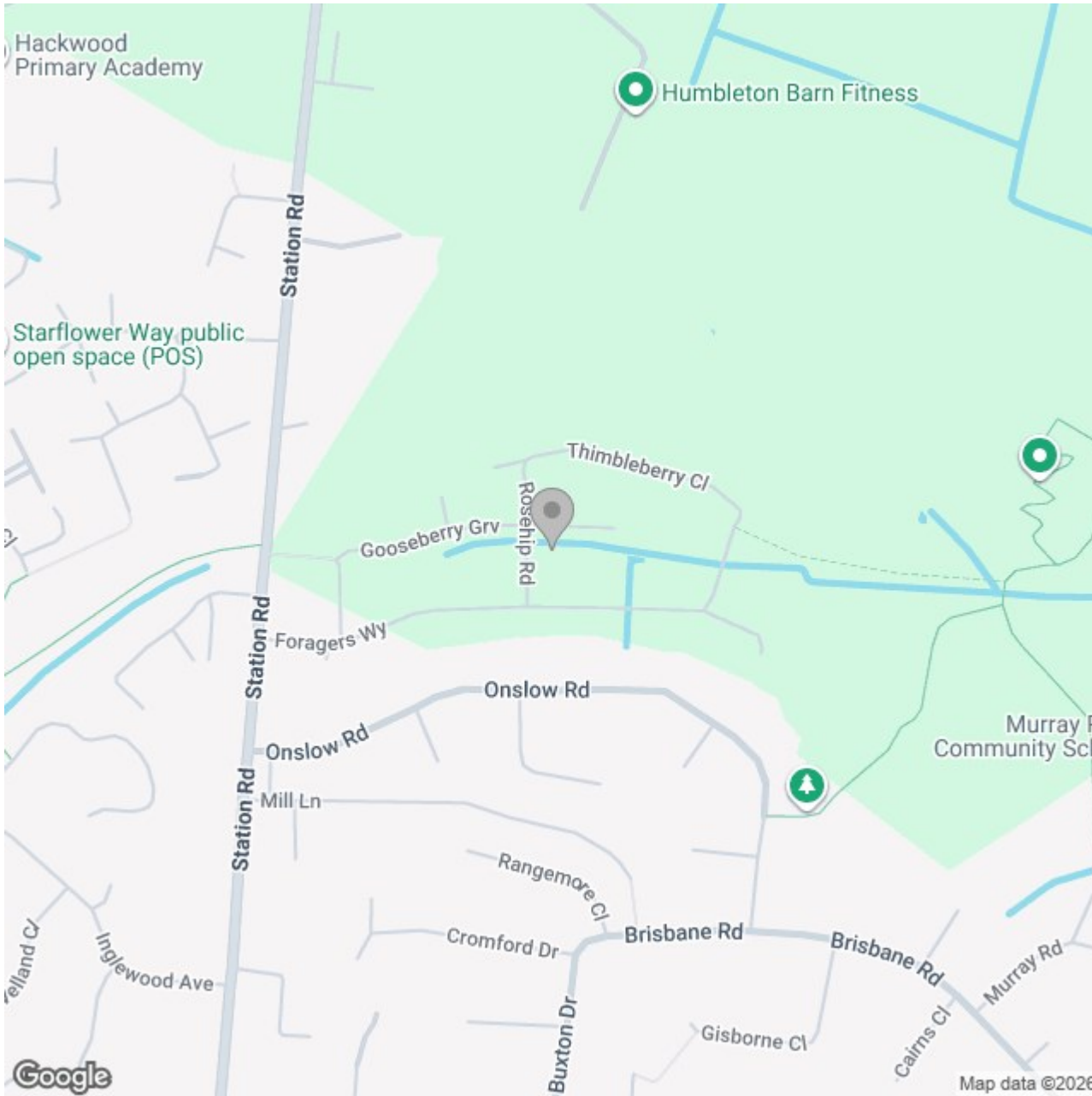
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	