

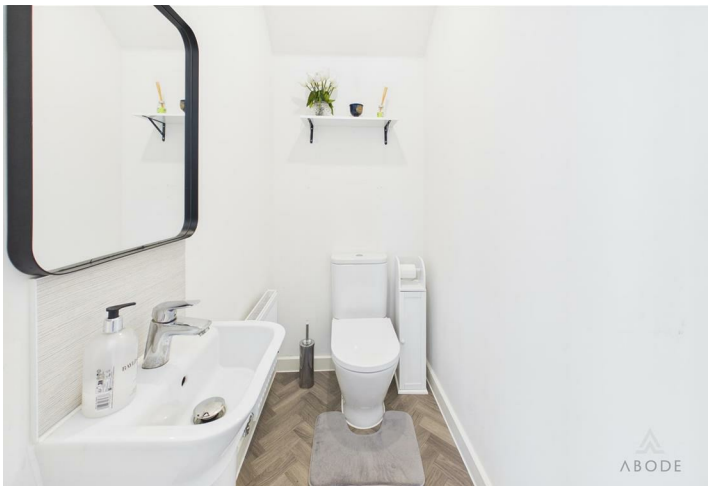
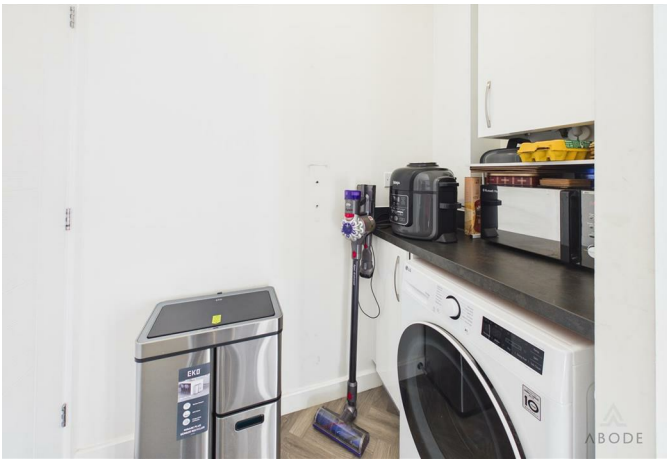




**** MODERN THREE BEDROOM
PROPERTY ON A POPULAR
DEVELOPMENT **** Well presented
property offering a hall, lounge, dining
kitchen with utility area and a guest
cloakroom. The first floor offers two
bedrooms and a family bathroom, the
second floor offers the master bedroom
with en suite shower. side drive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





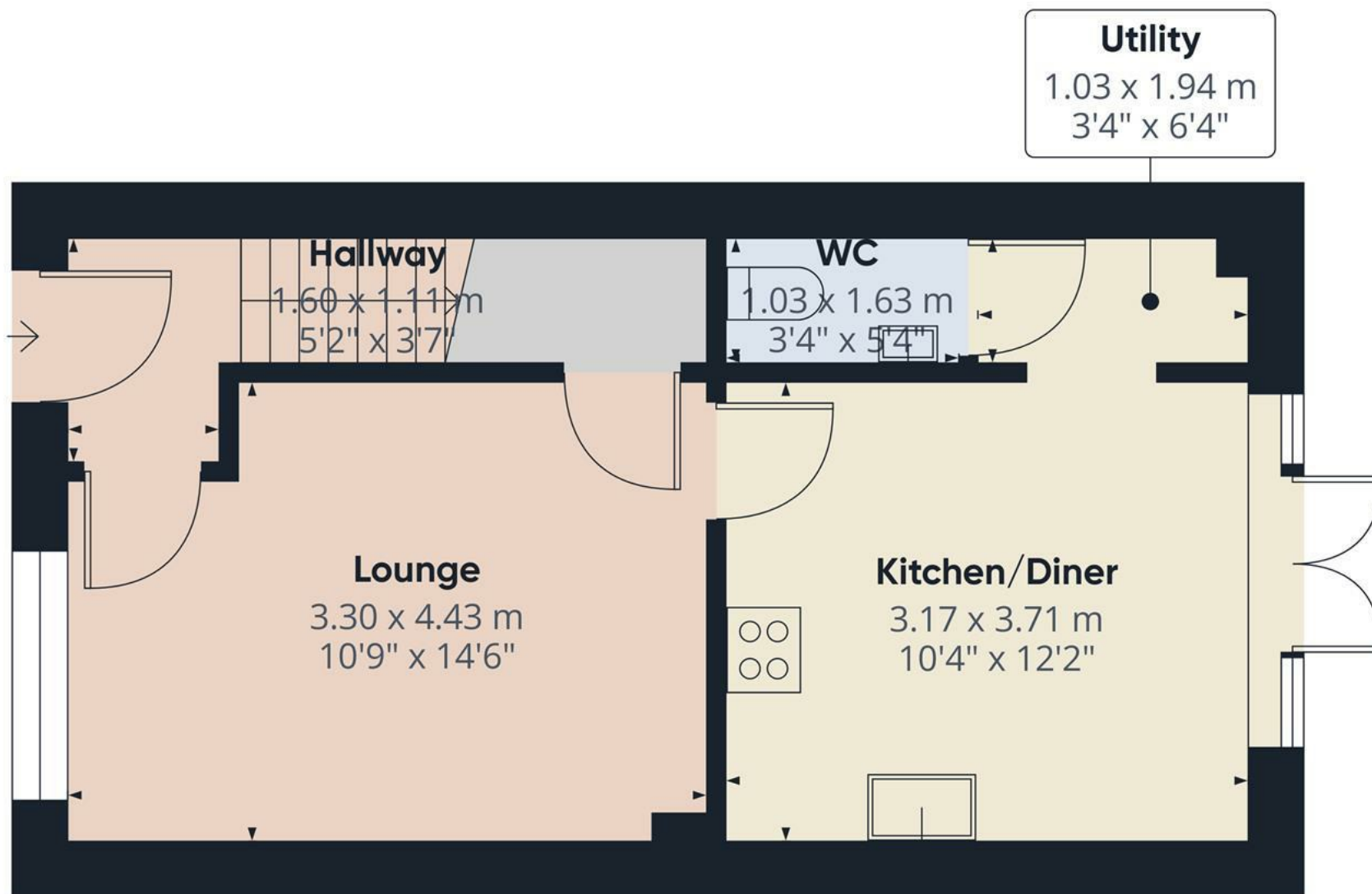












Approximate total area⁽¹⁾

34.6 m²

373 ft²

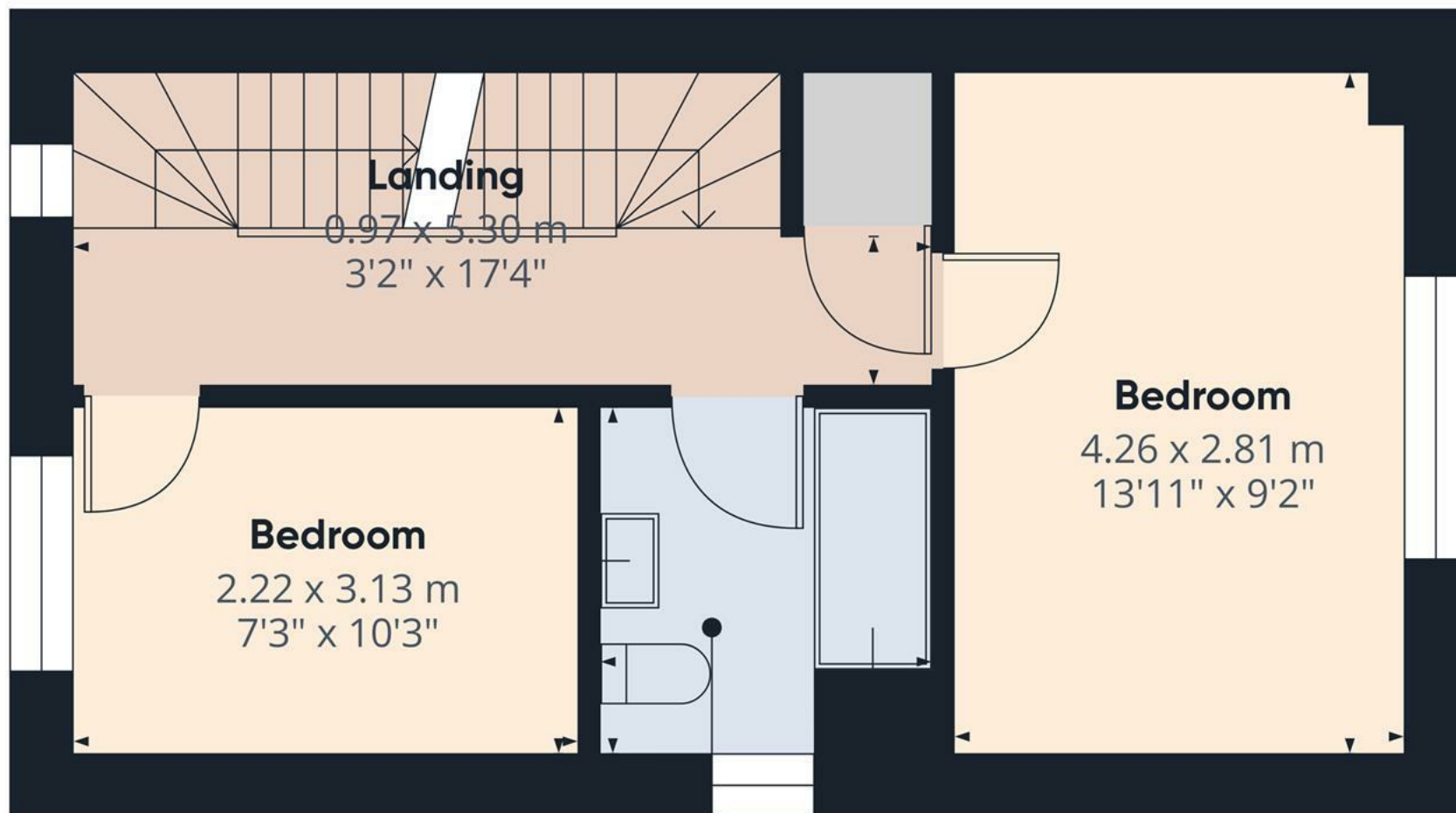
(1) Excluding balconies and terraces

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



Approximate total area⁽¹⁾
29.2 m²
314 ft²

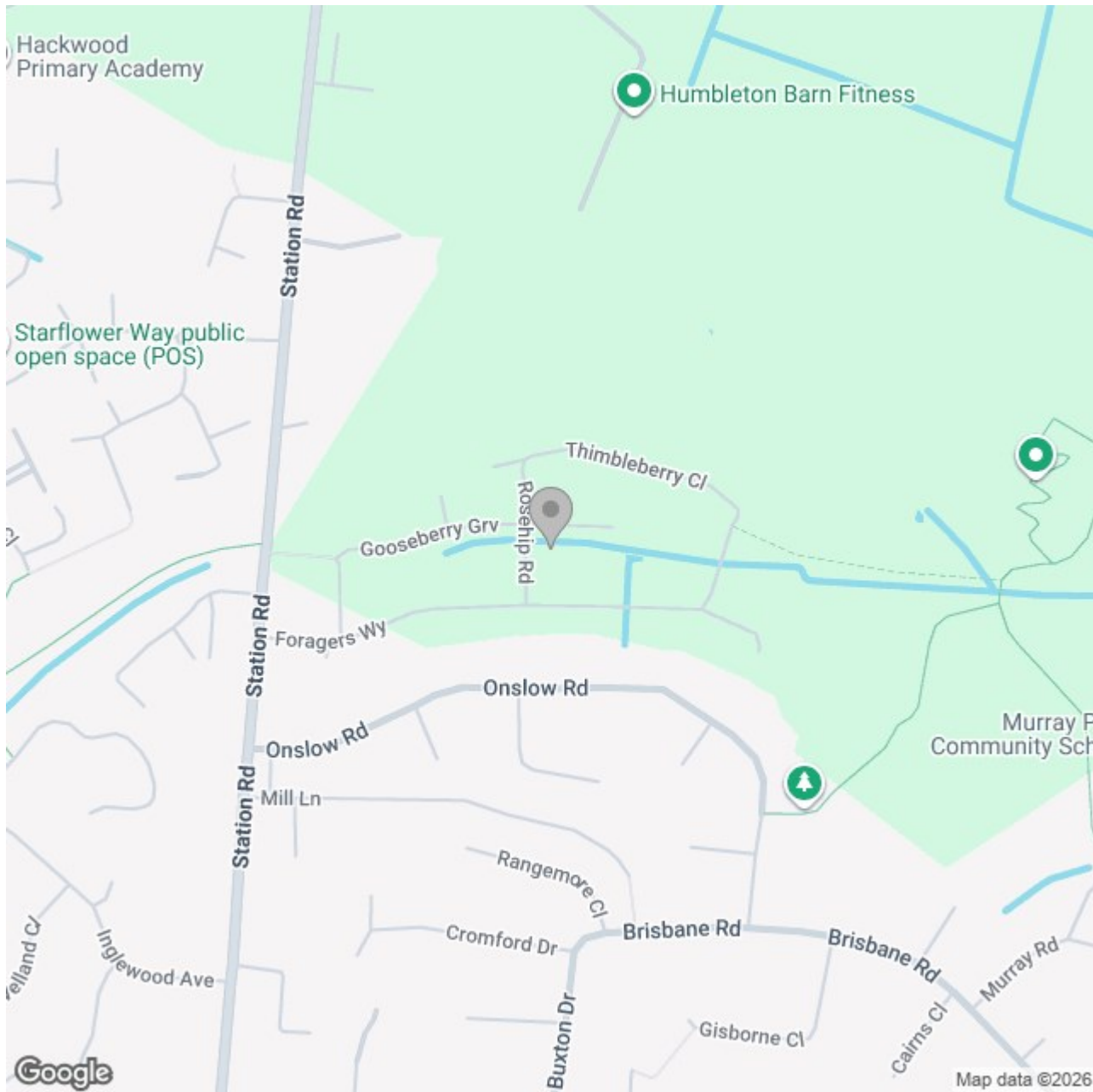
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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 	