





**** IMPRESSIVE CORNER
POSITION **** GOOD SIZE
PLOT **** Semi detached
property situated in a
popular location. In brief the
property offers a porch and
hall, lounge, fitted kitchen,
shower room and three first
floor bedrooms. Front and
rear garden, side driveway
and a single garage. The
property also benefits from
a gas heating system and
upvc double glazed
windows.



ABODE
SALES & LETTINGS

PORCH

Entrance door into the porch with windows onto the garden and a door into hall.

HALL

Stairs to the first floor.

UTILITY AREA

Plumbing for a washing machine.

LOUNGE

Upvc double glazed window to the front, radiator and a fireplace.

KITCHEN

Fitted units with works surfaces, breakfast bar and a sink and drainer unit. Two storages cupboard, radiator and a upvc double glazed window.

SHOWER ROOM

Enclosed shower, vanity sink unit with wash hand basin and drawers under, low flush wc, radiator and upvc double glazed window.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Fitted wardrobes and cupboards, radiator and upvc double glazed window.

BEDROOM 2

Storage cupboard, fitted dressing table, two upvc double glazed windows and a radiator.



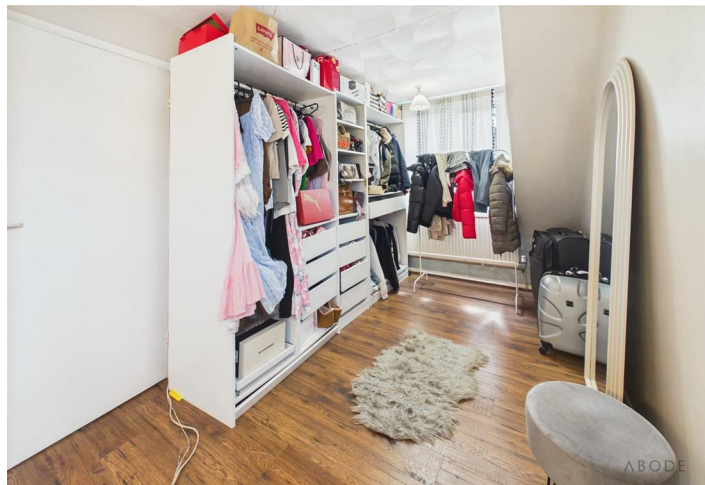
BEDROOM 3

Radiator and upvc double glazed windows, wardrobe and drawers,

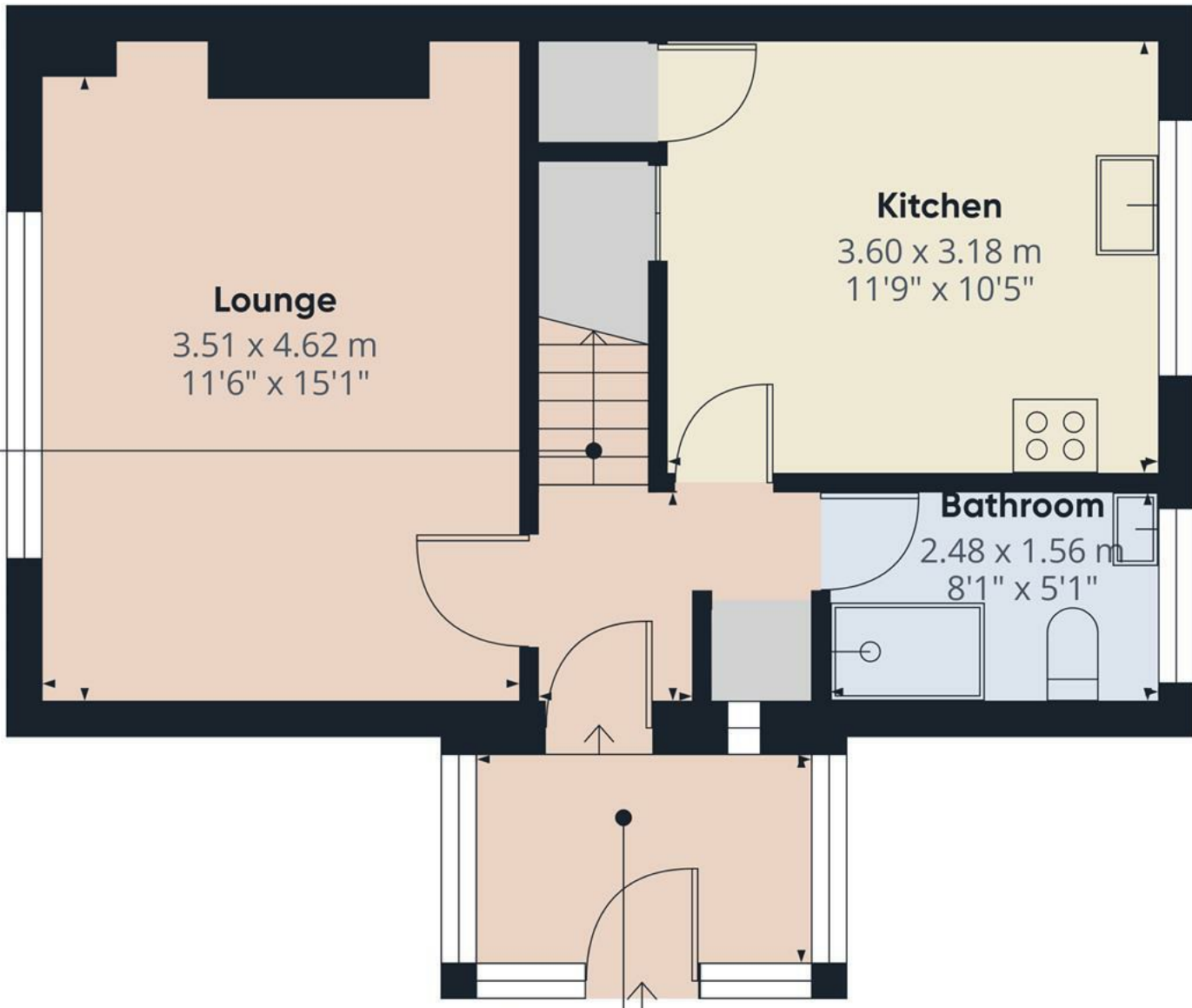
OUTSIDE

Lawns to the front, rear and side. Side drive and a single garage.









Approximate total area⁽¹⁾
41.4 m²
445 ft²

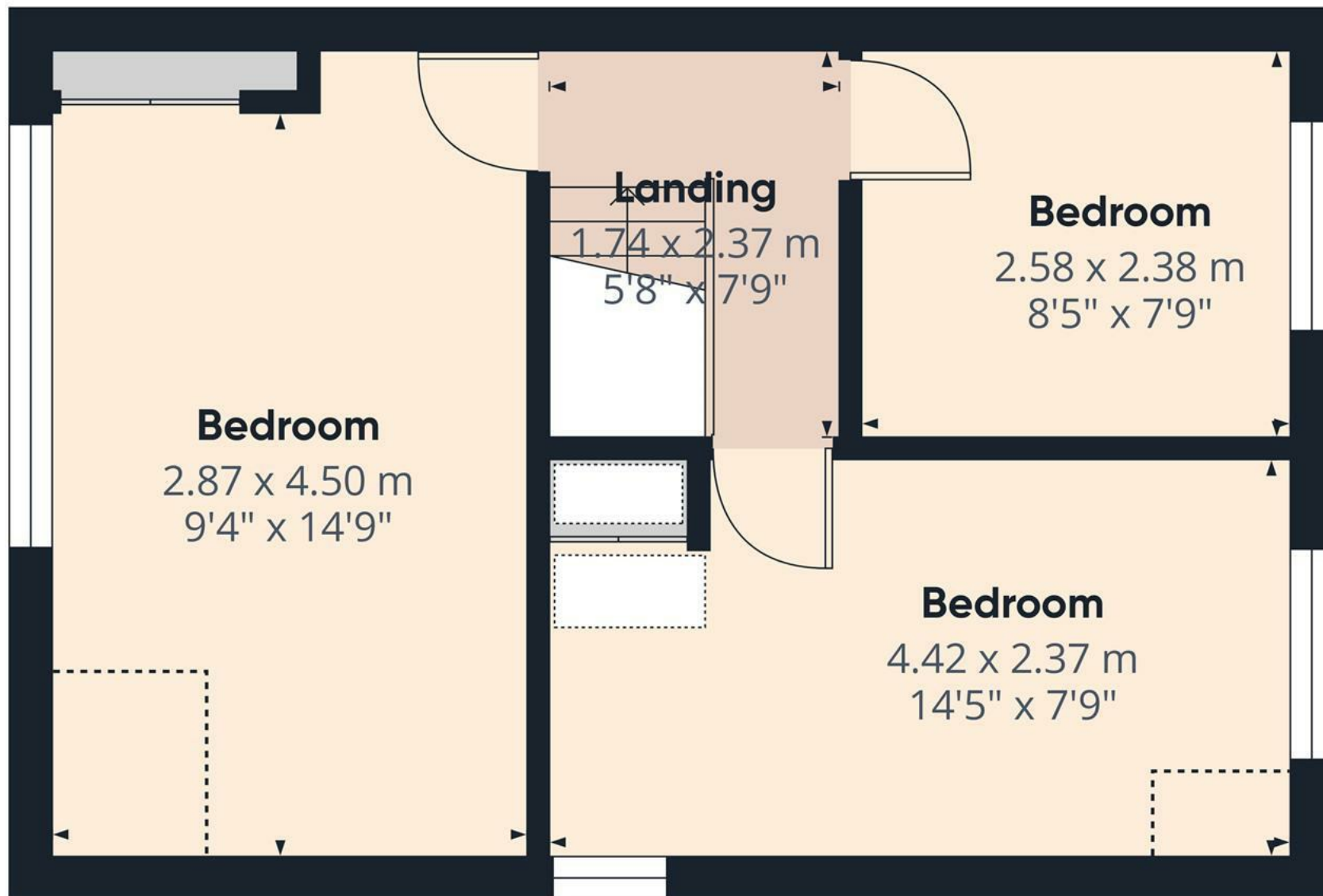
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0





Floor 1

Approximate total area⁽¹⁾

32.5 m²

349 ft²

Reduced headroom

1.4 m²

15 ft²

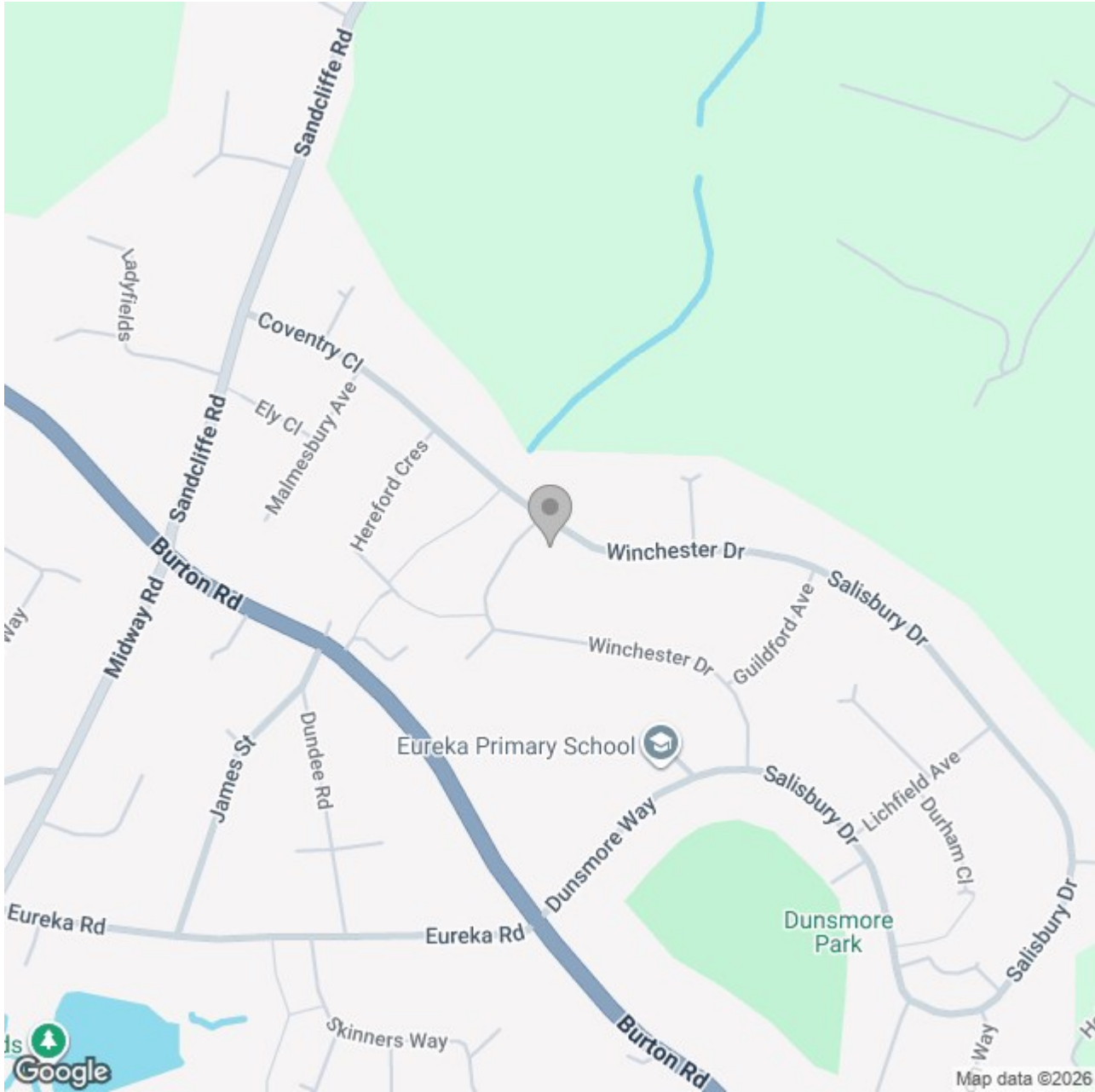
(1) Excluding balconies and terraces

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



Energy Efficiency Rating

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