





**** IMMACULATE SEMI
DETACHED PROPERTY IN
DELIGHTFUL POSITION ****

This is a well presented property benefitting from upvc double glazed windows and a gas heating system. In brief the property offers a hall with guest cloakroom, fitted kitchen with built in an appliances, sitting room with doors onto the garden. Three bedrooms, en suite shower room and a family bathroom. Rear garden, drive, EV charger and a single garage. OFFERED FOR SALE WITH NO CHAIN.



HALL

Stairs to the first floor, radiator, under stairs storage cupboard and doors to -

CLOAKROOM

Low flush wc, wash hand basin and radiator.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, integrated fridge freezer and dishwasher. Upvc double glazed window and a radiator.

LOUNGE/DINER

Radiator and double doors onto the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobe, radiator and upvc double glazed window.

EN SUITE

Shower, low flush wc, vanity sink unit with wash hand basin and drawer under, radiator

BEDROOM 2

Upvc double glazed window and radiator.

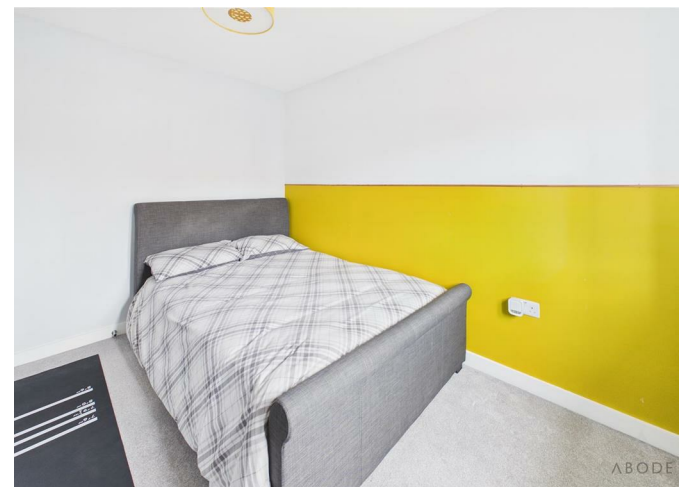
BEDROOM 3

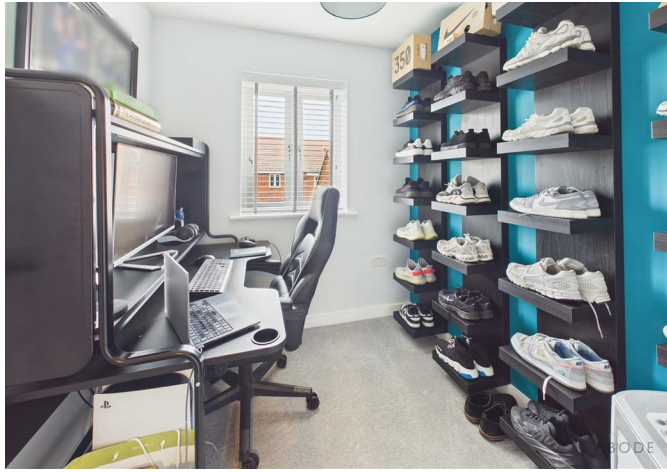
Upvc double glazed window and radiator.

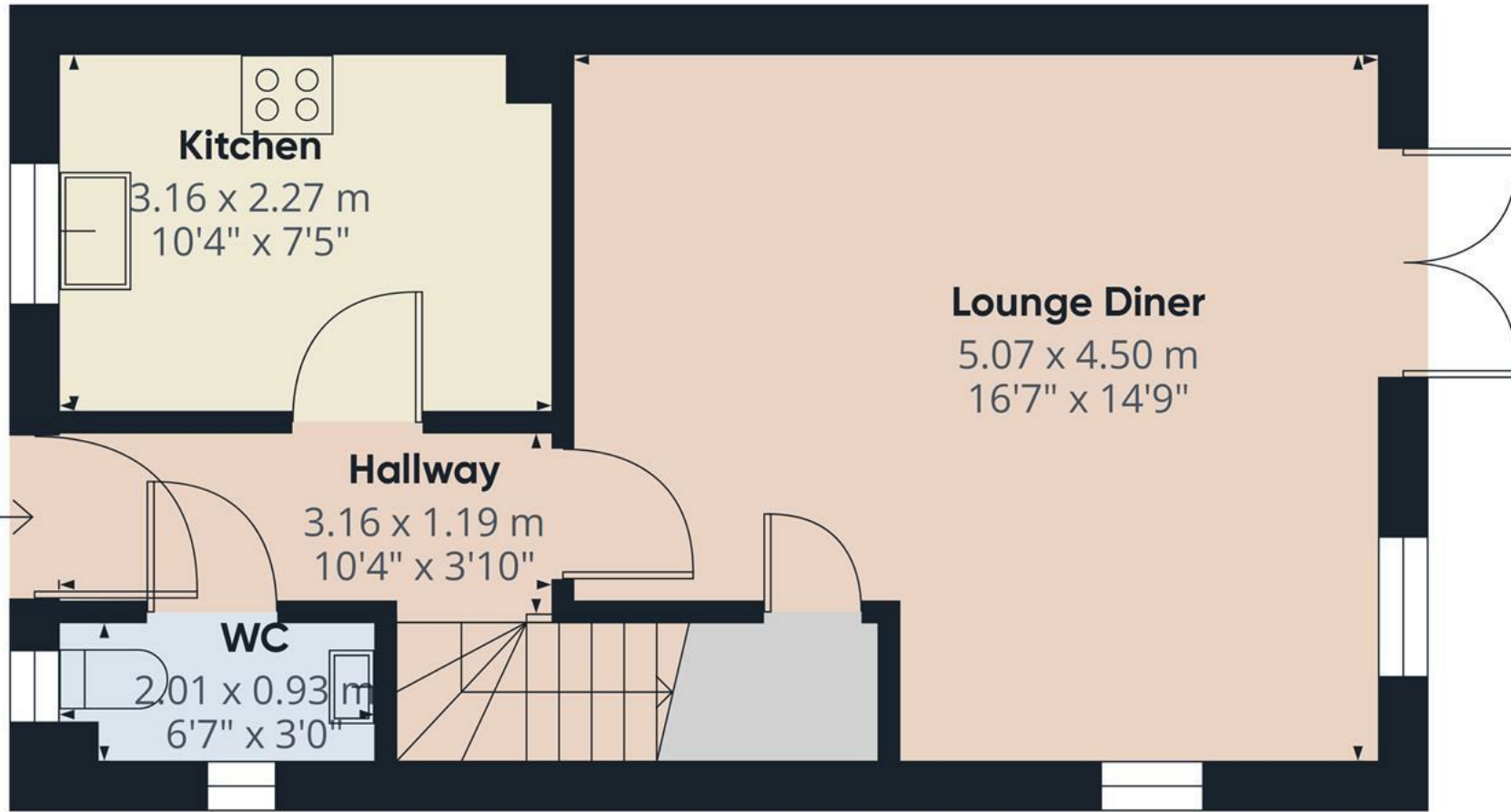
BATHROOM

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









Approximate total area⁽¹⁾
36.4 m²
391 ft²

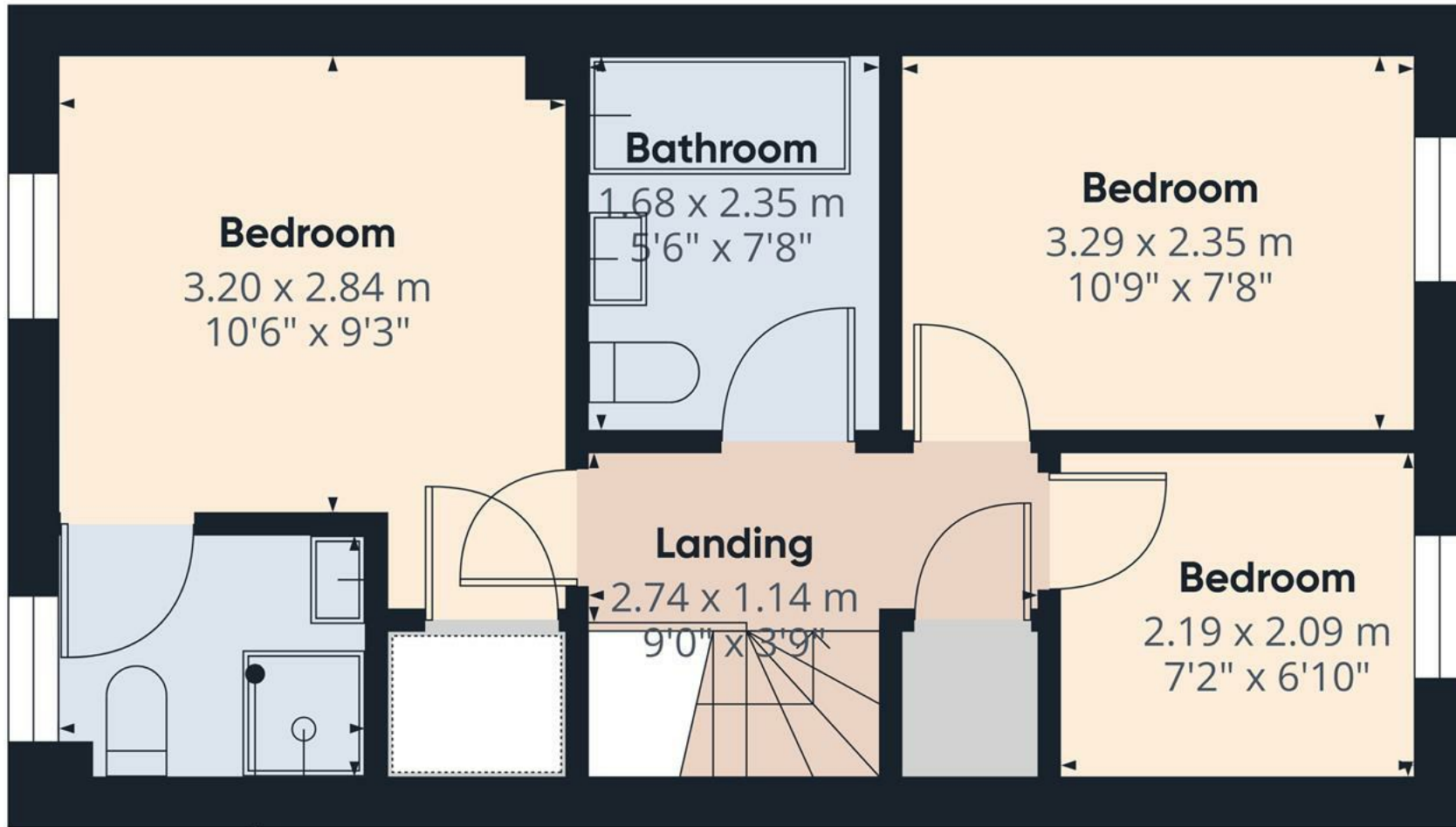
(1) Excluding balconies and terraces

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⁾

32.9 m²
354 ft²

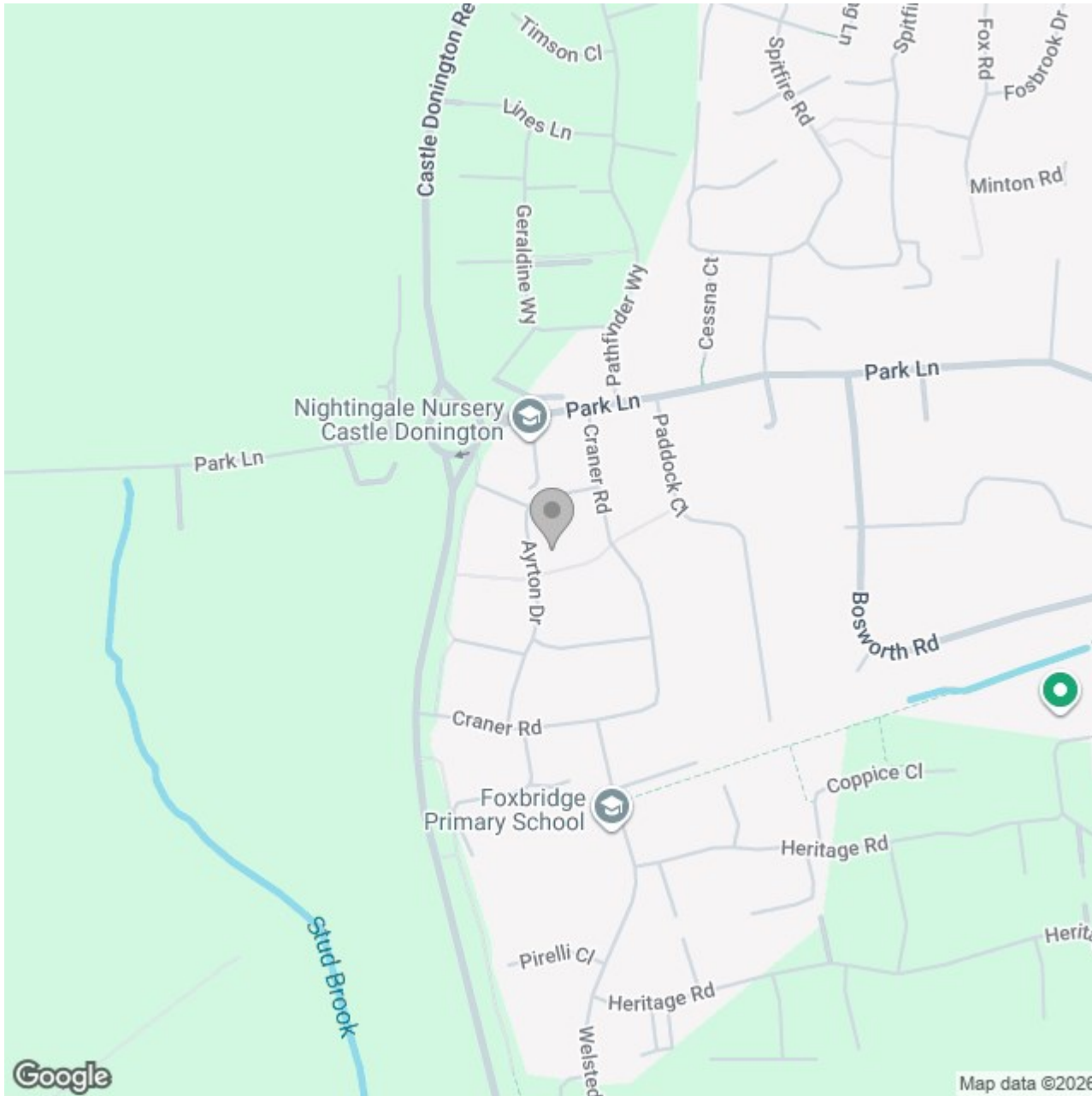
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	