





**** GOOD SIZE GARDEN
**** NO CHAIN **** Three
bedroom detached property
offering a hall, fitted kitchen
and lounge with doors onto
the garden. Three
bedrooms, en suite and a
bathroom. Front and rear
gardens, drive and a single
garage.



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall, radiator and doors to -

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, appliance spaces and upvc double glazed window.

LOUNGE

UPVC double glazed window and double doors onto the garden, stairs to the first floor, two radiators and a fireplace.

FIRST FLOOR LANDING

Loft access, airing cupboard under a UPVC double glazed window.

BEDROOM 1

UPVC double glazed window, radiator.

EN SUITE

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

BEDROOM 2

UPVC double glazed window, radiator.

BEDROOM 3

UPVC double glazed window, radiator.

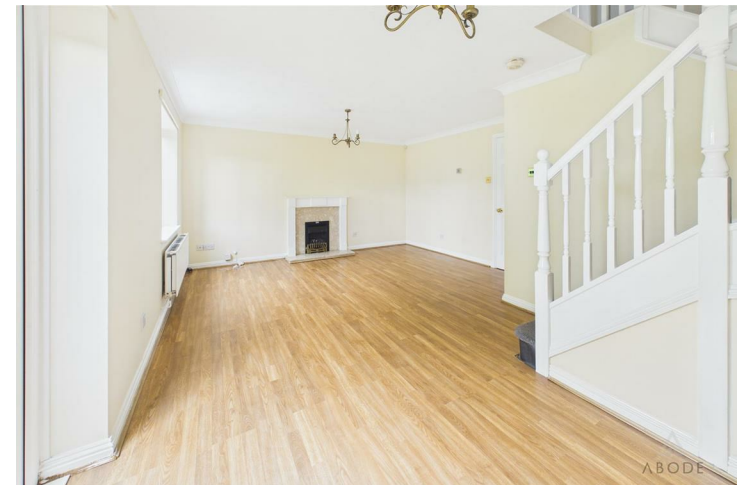
BATHROOM

Bath, low flush WC, wash hand basin, radiator and a UPVC double glazed window.

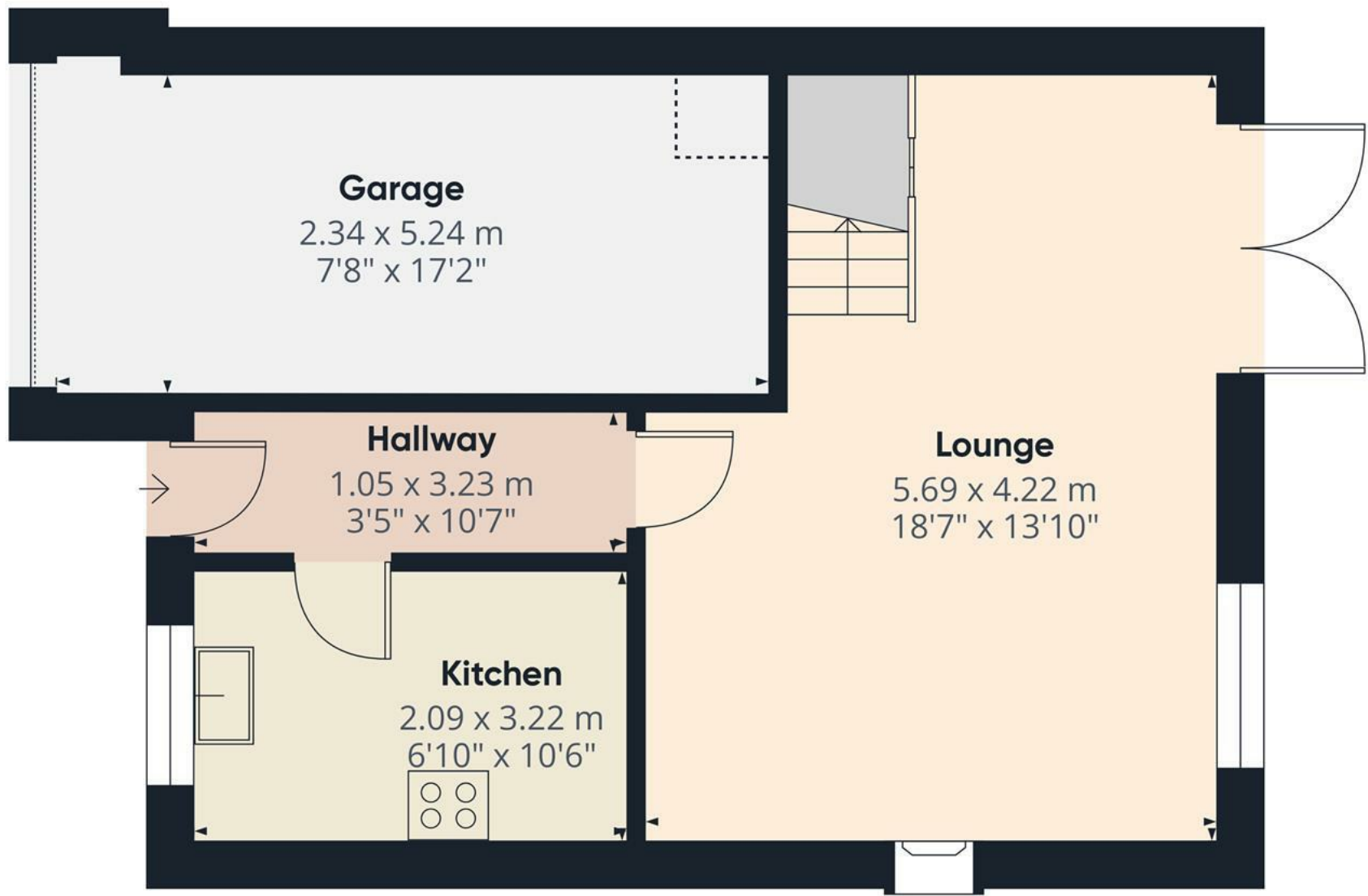
OUTSIDE

Enclosed rear garden with the lawn.

Front lawn and driveway, single garage.







Approximate total area^m
44.7 m²
482 ft²

Reduced headroom
0.4 m²
4 ft²

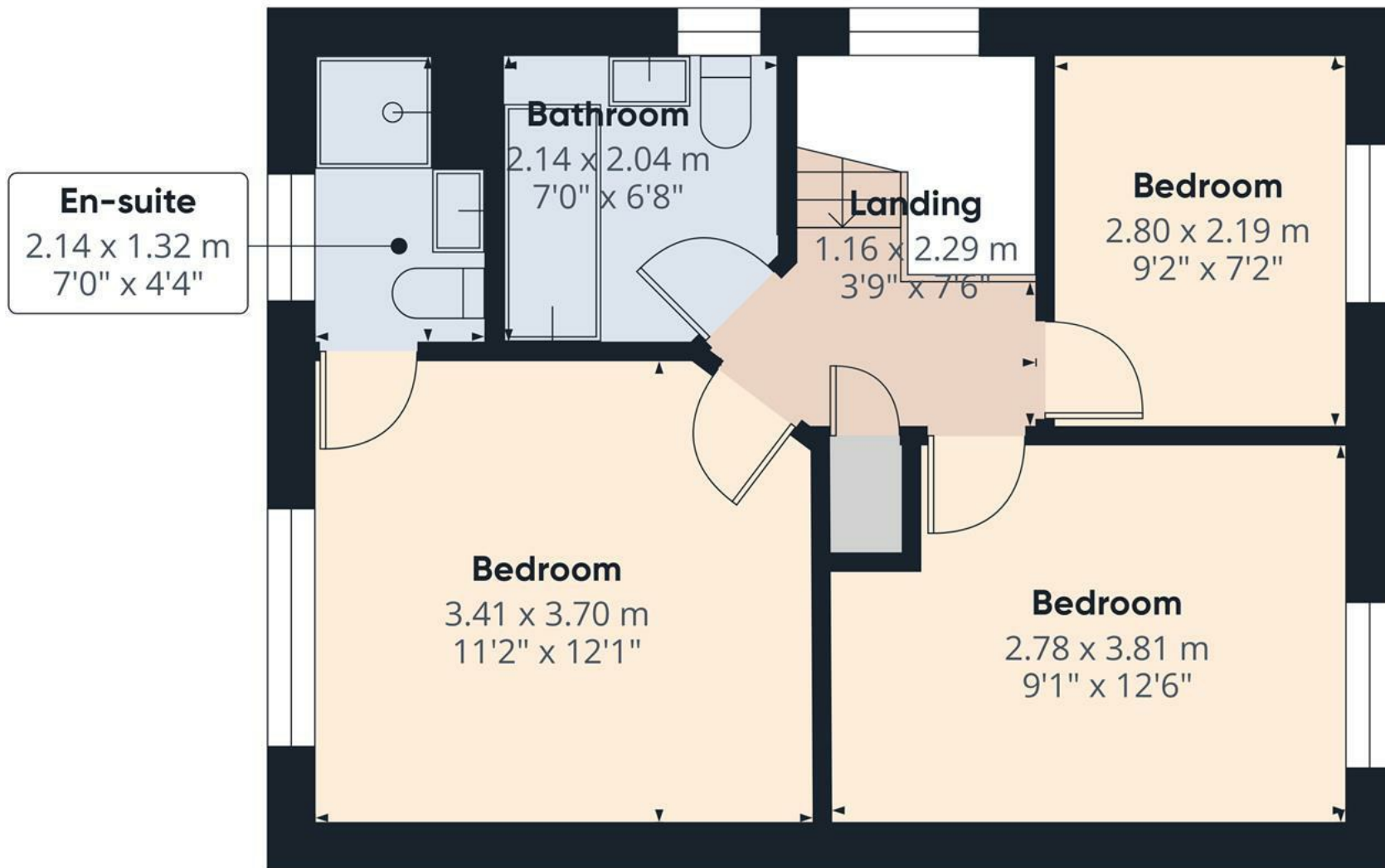
(1) Excluding balconies and terraces

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.

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Floor 0



Approximate total area⁽¹⁾

38.4 m²

413 ft²

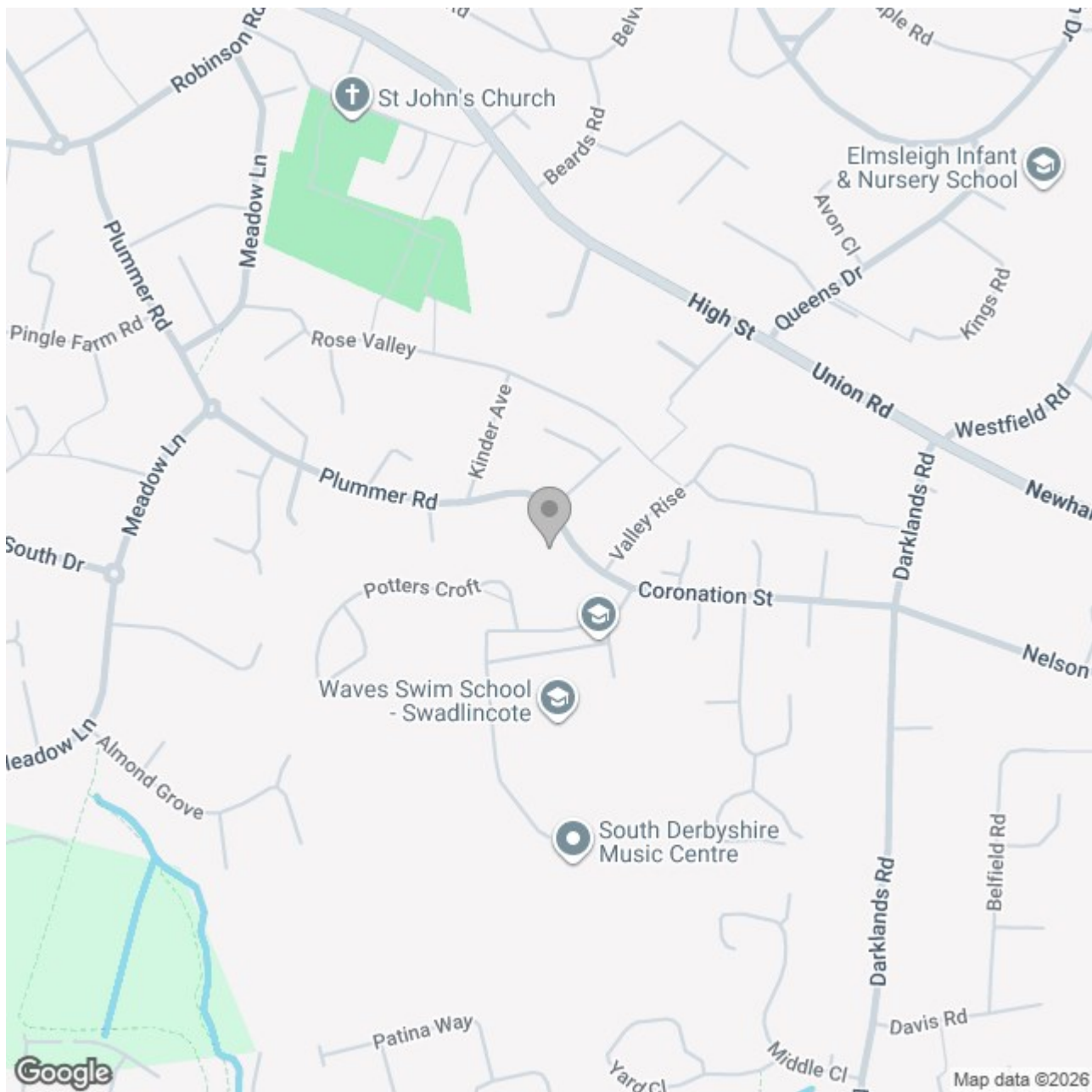
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

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