





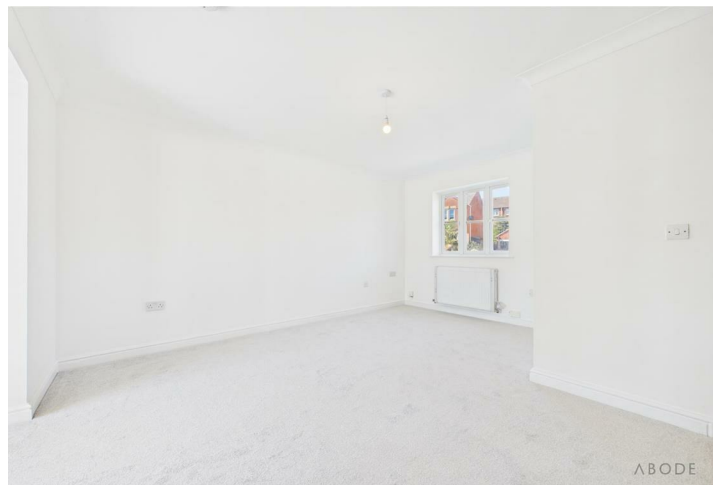
**** NO CHAIN ** THREE BEDROOMS ****
UNDERGONE FULL RENOVATION THROUGHOUT
**** SPACIOUS GARDENS ** SOUTH FACING**
GARDENS **

This well-presented three-bedroom property has undergone a full renovation throughout, including a newly fitted kitchen and bathroom, updated flooring, modern decoration, and a new heating system.

The accommodation comprises an entrance hallway with access to a ground floor WC, a spacious lounge with useful under-stairs storage, and a contemporary kitchen/diner with integrated appliances and double doors opening onto the rear garden. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom, along with a landing providing access to the loft and an airing cupboard housing the Viessmann gas boiler.

To the rear is a spacious garden benefiting from a south facing plot and sold with off road parking allocation.

Overall, the property offers stylish, move-in-ready accommodation ideal for a range of buyers.




ABODE
 SALES & LETTINGS

Hallway

The property is accessed via a welcoming entrance hallway, entered through the front entry door. The hallway is fitted with a central heating radiator and provides internal door access to the principal ground floor rooms.

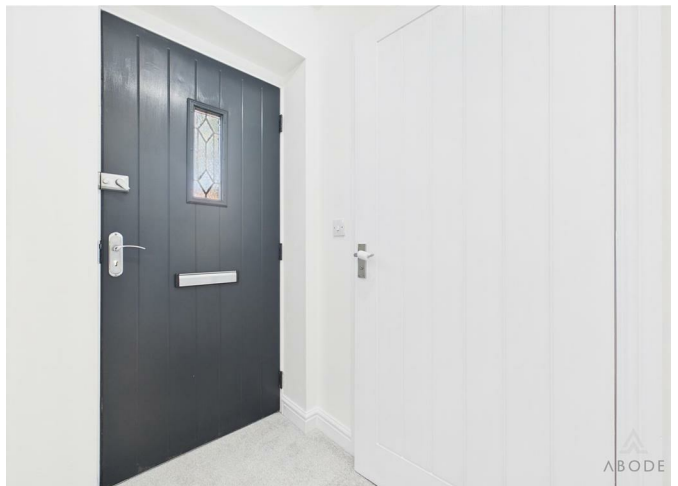
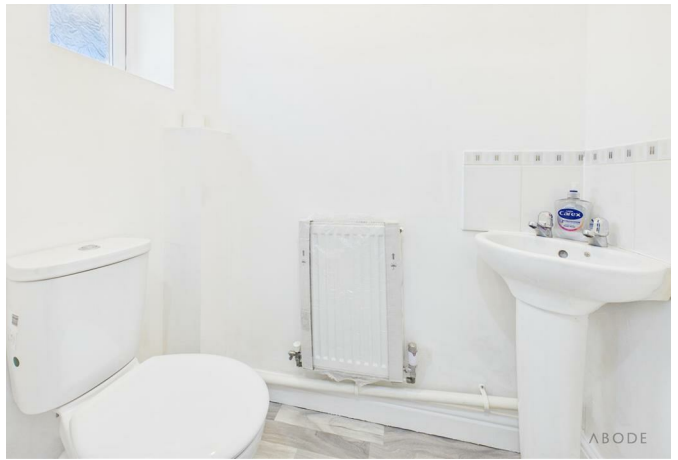
W.C.

A conveniently situated ground floor WC comprising a corner wash hand basin, a low-level WC and a central heating radiator. The room benefits from natural light via a UPVC double glazed obscure glass window to the front elevation. The electrical consumer unit is also housed within this room.

Lounge

A well-proportioned reception room, featuring a UPVC double glazed window to the front elevation which allows for an abundance of natural light. The lounge is served by two central heating radiators and is fitted with both a telephone point and TV aerial connection. A useful under-stairs storage cupboard provides practical storage solutions, while the staircase rises from this room to the first floor landing. A smoke alarm is fitted, and an internal opening leads through to the kitchen diner.







Kitchen/Diner

An excellent open-plan kitchen and dining space with a UPVC double glazed window to the rear elevation, together with a set of UPVC double glazed doors providing direct access to and views over the rear garden. The kitchen is comprehensively fitted with a matching range of base and eye-level units comprising double storage cupboards and drawers, set beneath solid wood block work surfaces with complementary tiled splashbacks. Integrated appliances include a stainless steel sink and drainer with mixer tap, a hob with stainless steel extractor hood above, and an oven with grill. Additional plumbing and space is provided for freestanding under-counter white goods. Attractive flooring completes this versatile space.



Landing

The first floor landing provides access to the loft space via a loft hatch. An airing cupboard houses the central heating system, incorporating a Viessmann gas boiler with eye and base-level shelving. A smoke alarm is fitted. Internal doors lead off the landing to all three bedrooms and the family bathroom.

Bedroom One

A generous principal bedroom with two UPVC double glazed windows to the front elevation, allowing for excellent natural light. The room is served by a central heating radiator and is fitted with both a telephone point and TV aerial connection.



Bedroom Two

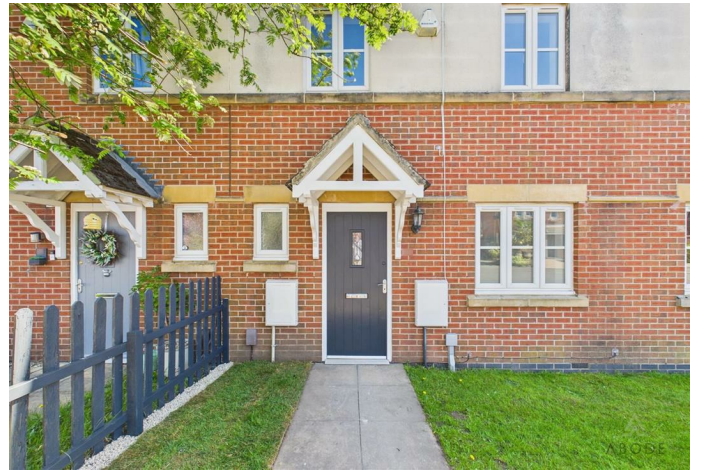
A well-proportioned second bedroom with a UPVC double glazed window overlooking the rear elevation. The room benefits from a central heating radiator, telephone point and TV aerial connection.

Bedroom Three

A versatile third bedroom with a UPVC double glazed window to the rear elevation. The room is served by a central heating radiator, telephone point and TV aerial connection.

Bathroom

The family bathroom is appointed with a modern three-piece suite comprising a low-level WC with continental flush, a wash hand basin with mixer tap, and a panelled bath with a glazed shower screen and shower over. Attractive tiling is fitted to the wall coverings. The room is further served by a central heating radiator and a mechanical extractor fan.



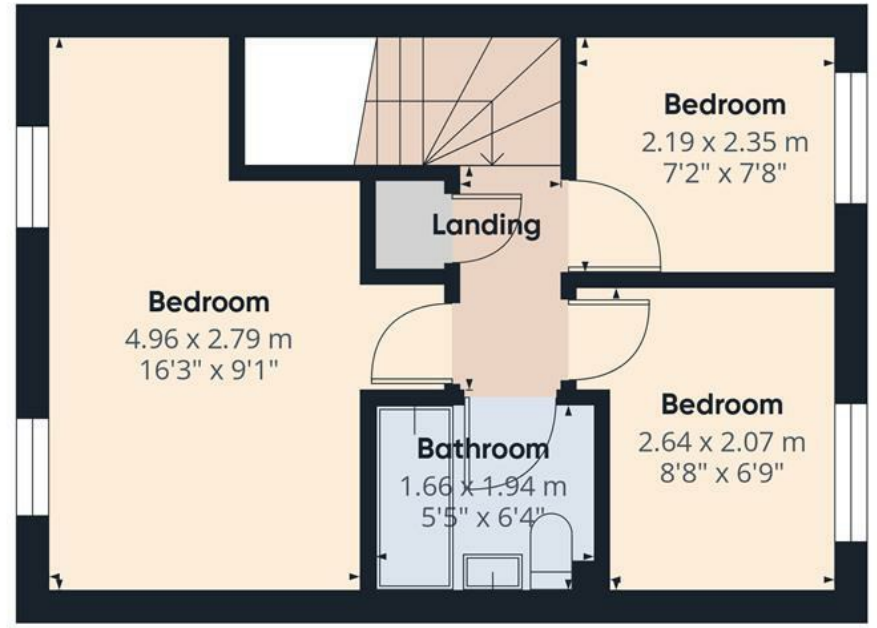




ABODE



Floor 0



Floor 1

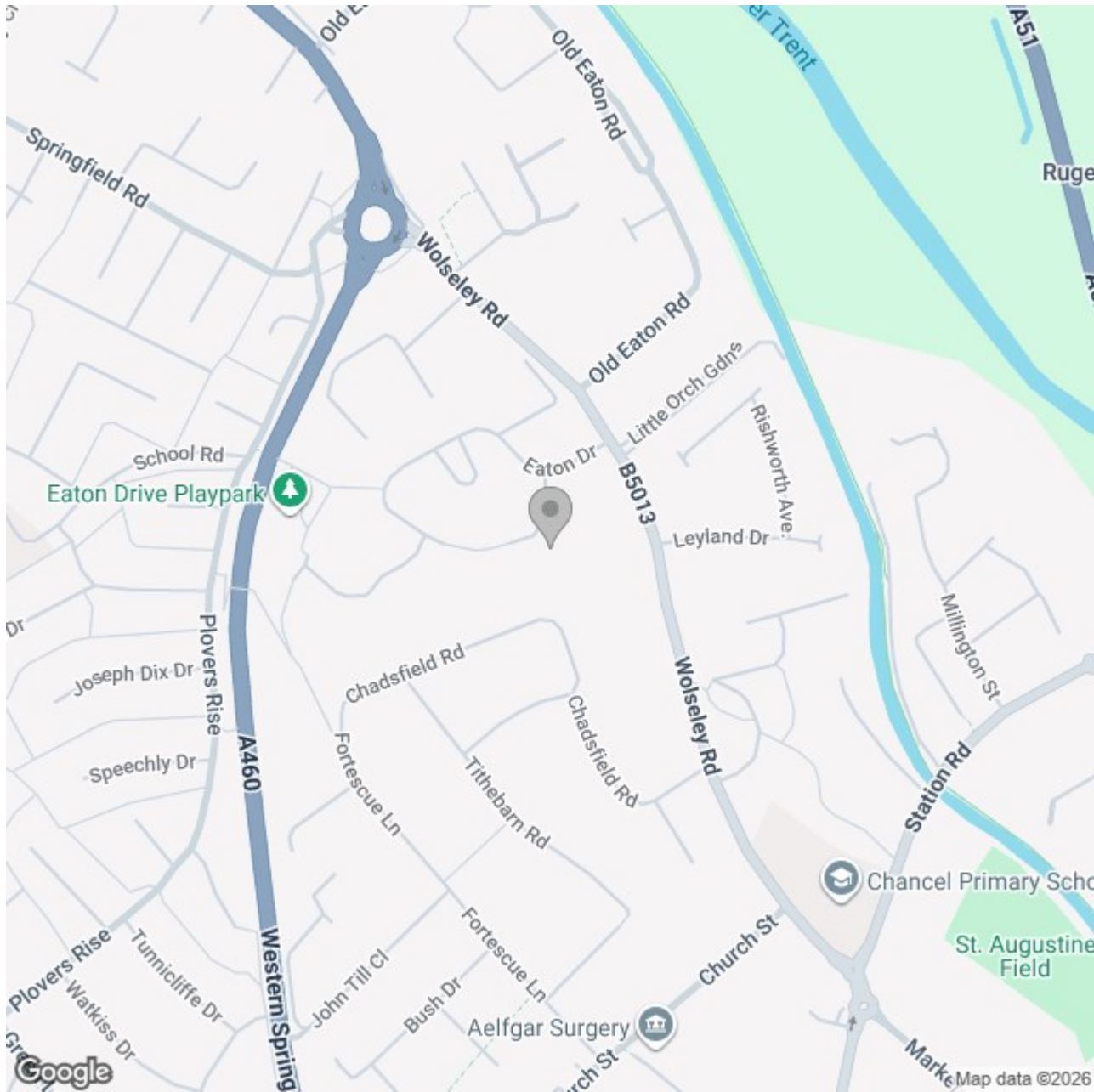
Approximate total area⁽¹⁾
62.8 m²
675 ft²

(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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	77	
(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 	