





\*\*\*\* BRAND NEW AND AVAILABLE  
 IMMEDIATELY \*\*\*\* IMPRESSIVE FINISH  
 THROUGHOUT \*\*\*\* Semi detached  
 property design and built by Avant  
 Homes, this property offers a fitted  
 kitchen, guest cloakroom and a lounge  
 with doors onto the garden. Two  
 bedrooms and a bathroom. Landscaped  
 rear garden and a long drive. Call  
 Abode to view 01283 358007 \*\*\*\* SOLD  
 FURNISHED \*\*\*\* We ask that you  
 undertake enquiries over planning  
 applications to the west of the A444 and  
 seek to satisfy yourself in this regard.



### KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, upvc double glazed window to the front and a radiator.

### LOUNGE

Upvc double glazed bifold doors onto the garden and a radiator.

### CLOAKROOM

Low flush wc, wash hand basin and radiator.

### FIRST FLOOR LANDING

Doors to -

### BEDROOM 1

Wardrobes, upvc double glazed window and a radiator.

### BEDROOM 2

Upvc double glazed window and a radiator.

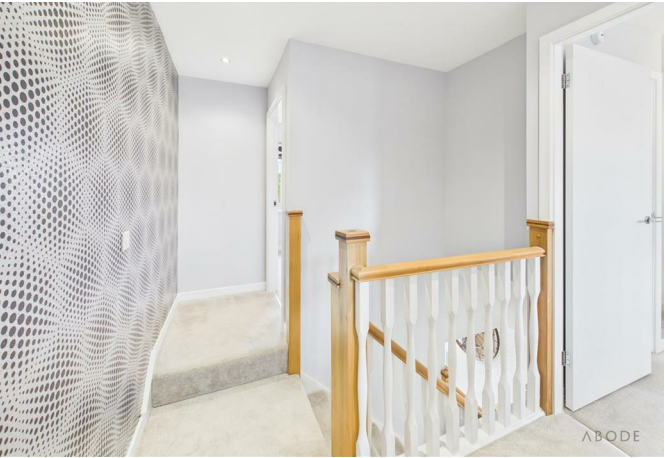
### BATHROOM

Panel enclosed bath with a shower over and shower screen, low flush wc, wash hand basin, upvc double glazed window and a radiator.

### OUTSIDE

Rear garden with lawn, shrubs and patio. Side driveway







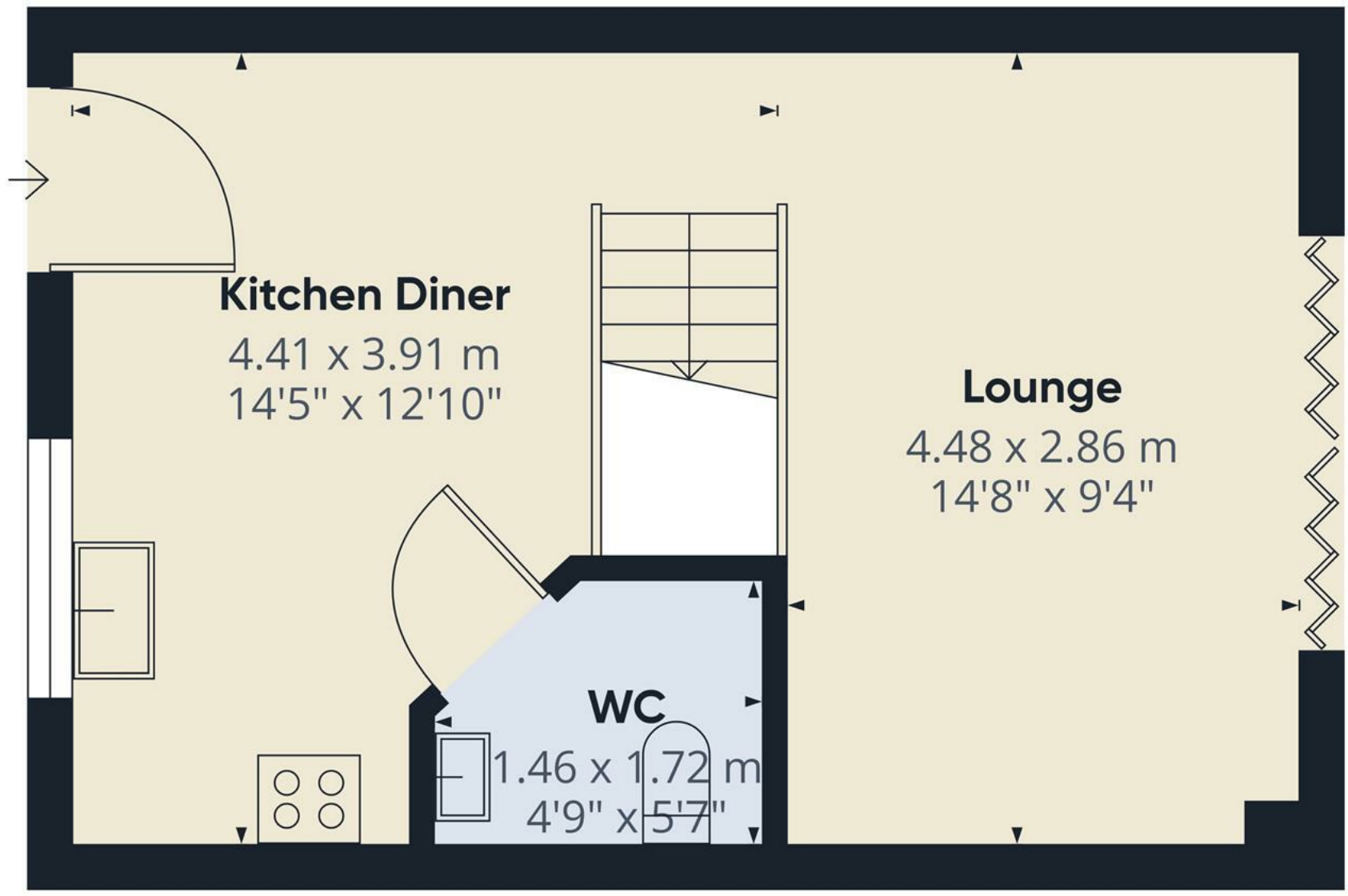












Approximate total area<sup>(1)</sup>  
30.2 m<sup>2</sup>  
325 ft<sup>2</sup>

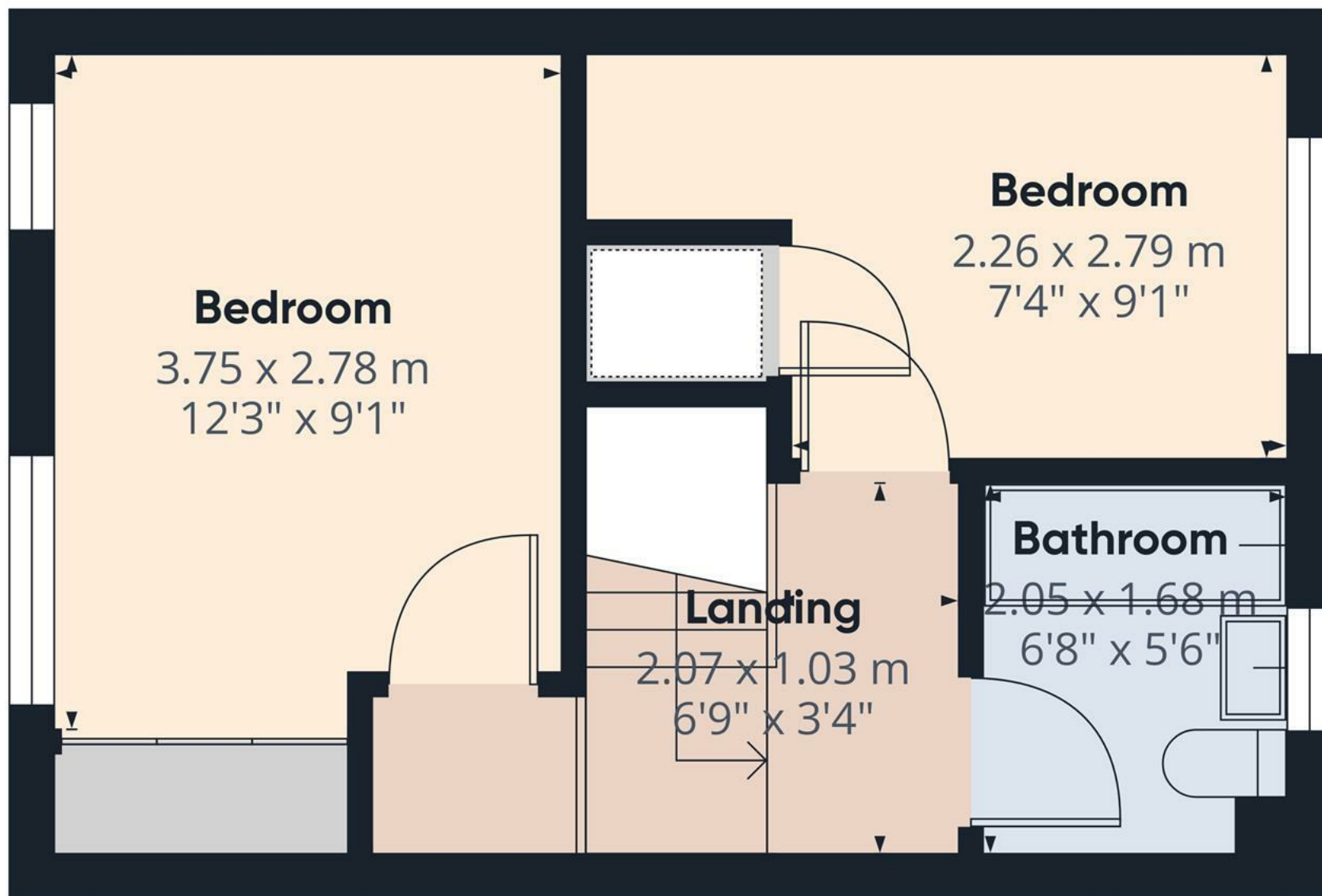
(1) Excluding balconies and terraces

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



Floor 1

Approximate total area<sup>(1)</sup>

25.8 m<sup>2</sup>  
278 ft<sup>2</sup>

(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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## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>94</b> |
| (81-91) <b>B</b>                            | <b>83</b>                                                                                                     |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |