





\*\*\*\* GREAT OPPORTUNITY \*\*\*\* NON STANDARD CONSTRUCTION \*\*\*\* Hall, lounge diner, kitchen, three bedrooms, bathroom. Front and rear garden, parking NO CHAIN.



## PORCH

Rear porch with door into hall.

## HALL

Stairs to the first floor, storage cupboards, doors to -

## LOUNGE

Patio doors to the rear, window and door to the front garden, cupboard and a door to the kitchen.

## KITCHEN

Fitted units with work tops, sink unit, appliance spaces, door to the hall.

## FIRST FLOOR LANDING

Cupboards, doors to -

## BEDROOM 1

Wardrobes, window.

## BEDROOM 2

Cupboard and window.

## BEDROOM 3

Window.

## BATHROOM

Bath, low flush, wc, wash hand basin, window.

## OUTSIDE

Enclosed front and rear gardens. Parking.











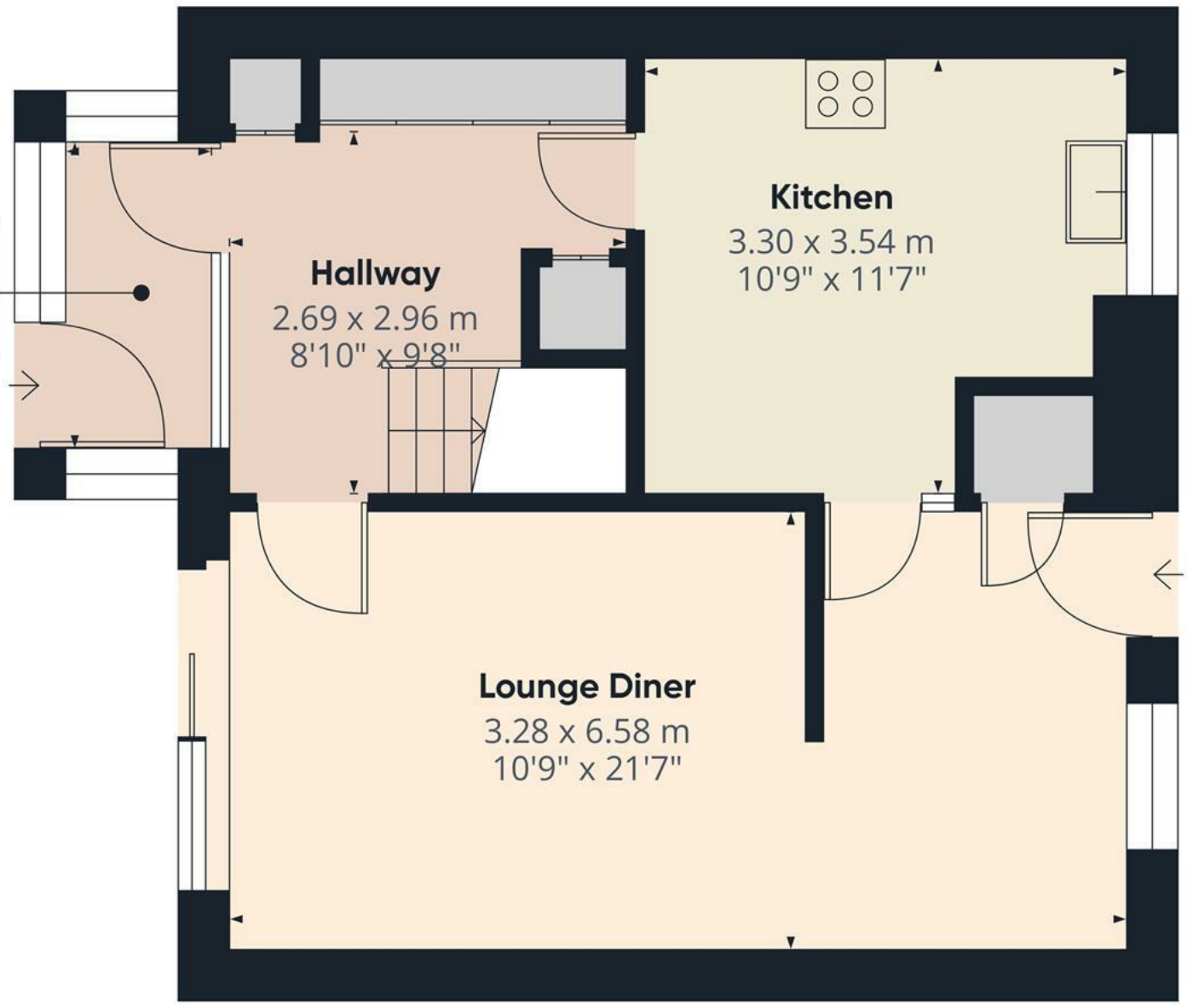








**Hallway**  
2.36 x 1.07 m  
7'8" x 3'6"



**Approximate total area<sup>(1)</sup>**  
44.8 m<sup>2</sup>  
483 ft<sup>2</sup>

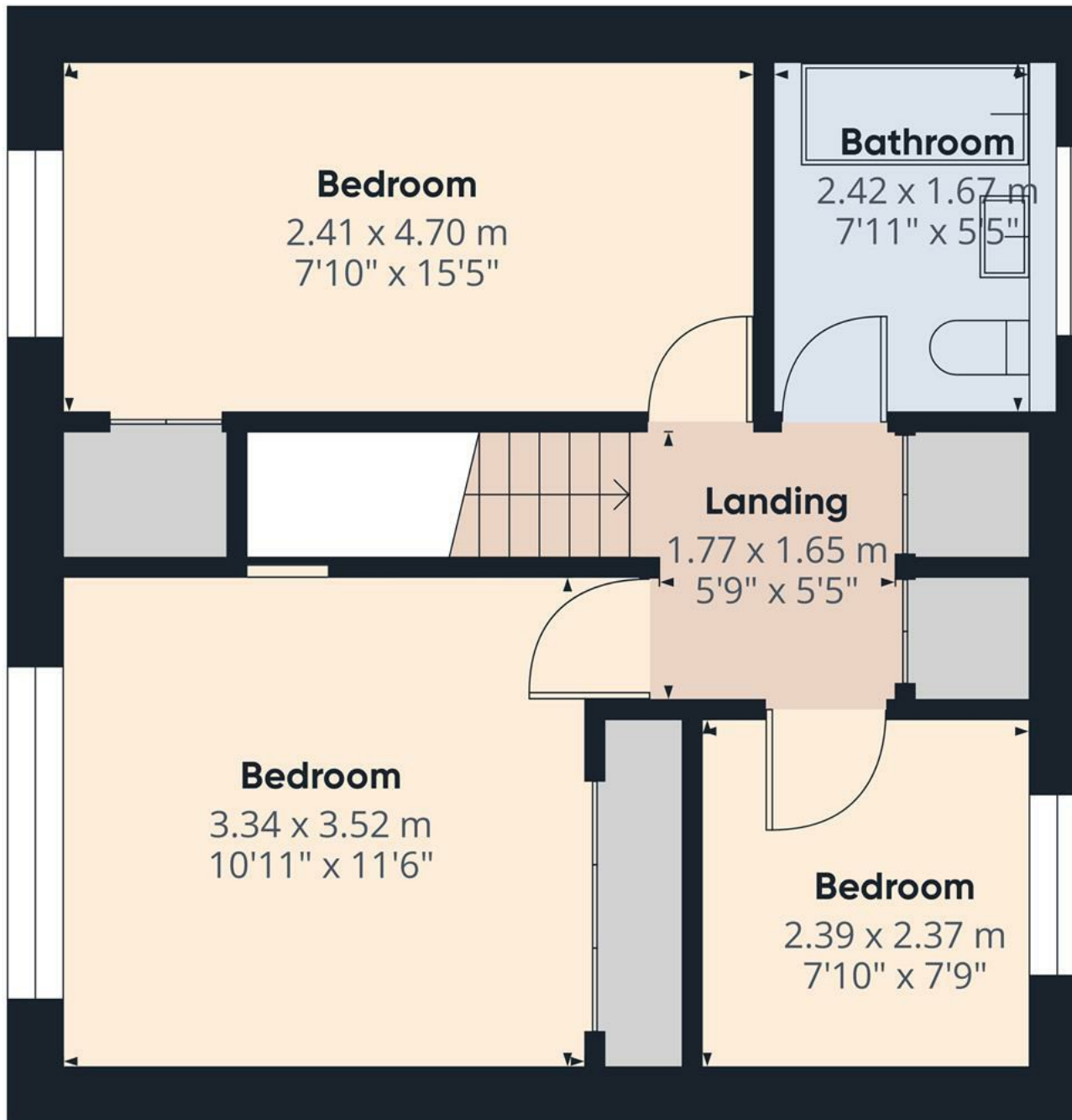
(1) Excluding balconies and terraces

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

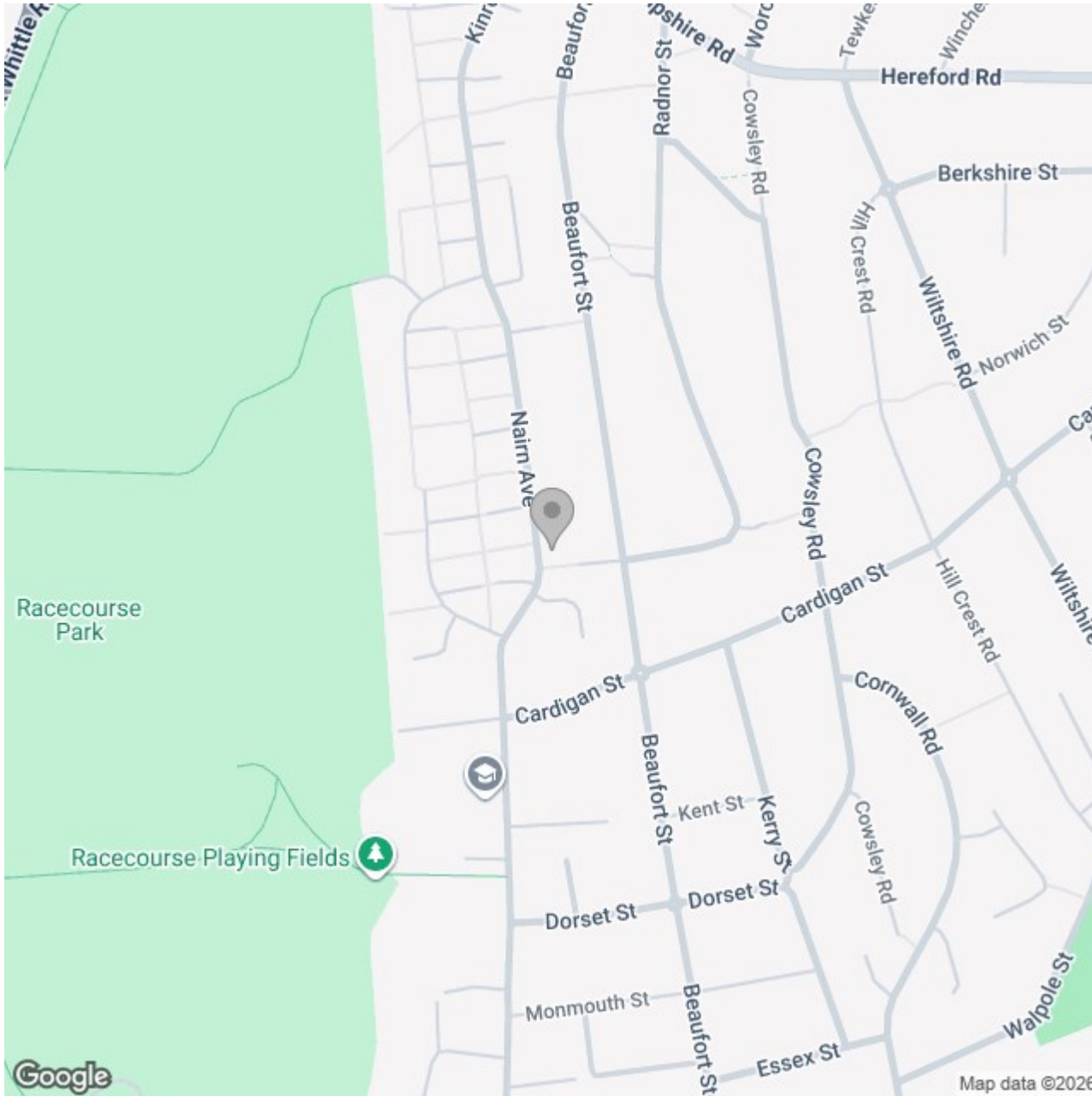
Approximate total area<sup>(1)</sup>

40.8 m<sup>2</sup>  
439 ft<sup>2</sup>

(1) Excluding balconies and terraces

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>77</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	