





ABODE are pleased to offer this spacious three bedroom town house benefitting from gas central heating and upvc double glazing . In brief the property offers open plan living dining kitchen and a guest cloakroom. To the first floor there are three bedrooms and family bathroom. Outside there is a garden and one allocated parking space. The property is conveniently situated for access into the town.



## OPEN PLAN LIVING

### KITCHEN

Entrance door into the fitted kitchen with wall mounted, base and drawer units, work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, upvc double glazed window.

### LOUNGE

Upvc double glazed windows and doors onto the garden, radiator and stairs to the first floor.

### CLOAKROOM

Low flush wc, wash hand basin.

### FIRST FLOOR LANDING

Doors to -

### BEDROOM 1

Upvc double glazed window, radiator.

### BEDROOM 2

Upvc double glazed window, radiator.

### BATHROOM

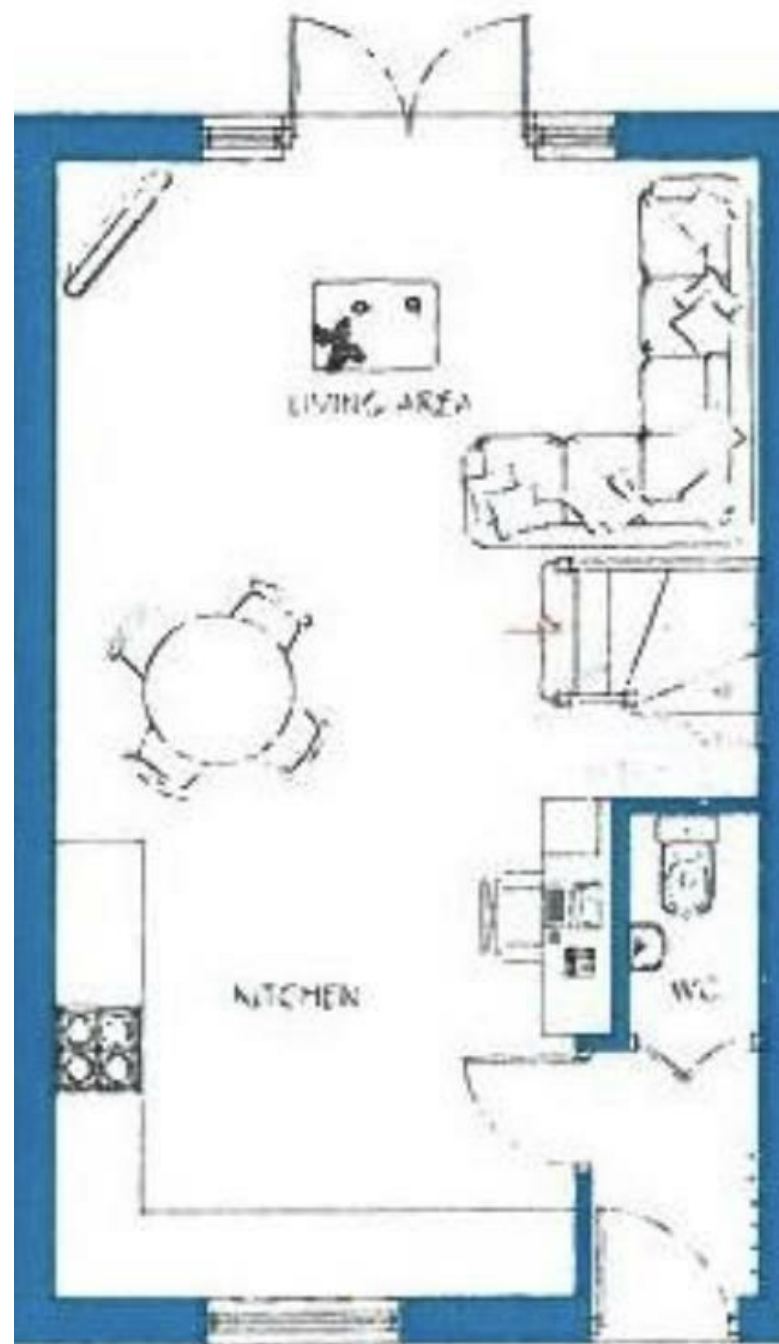
Panel enclosed bath, low flush wc, wash hand basin and chrome ladder style radiator.

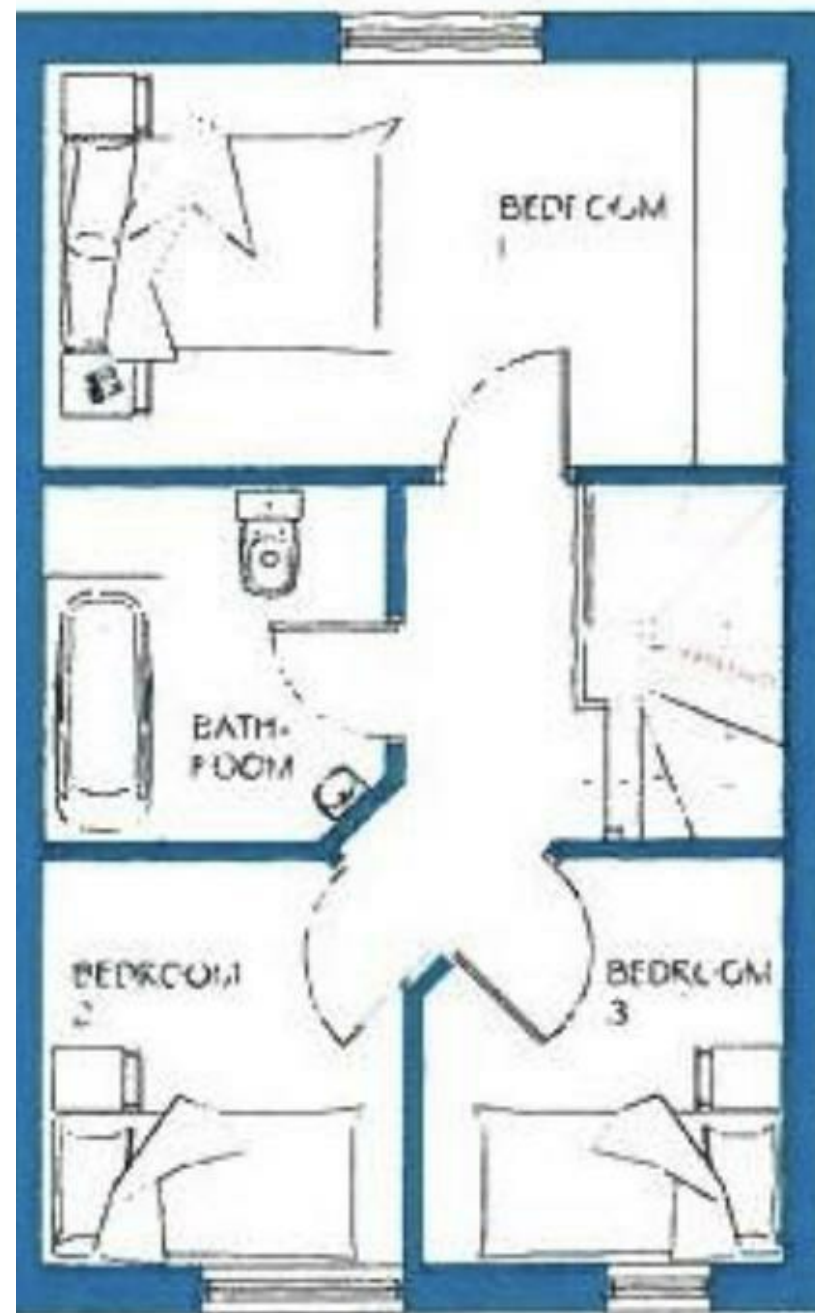
### OUTSIDE

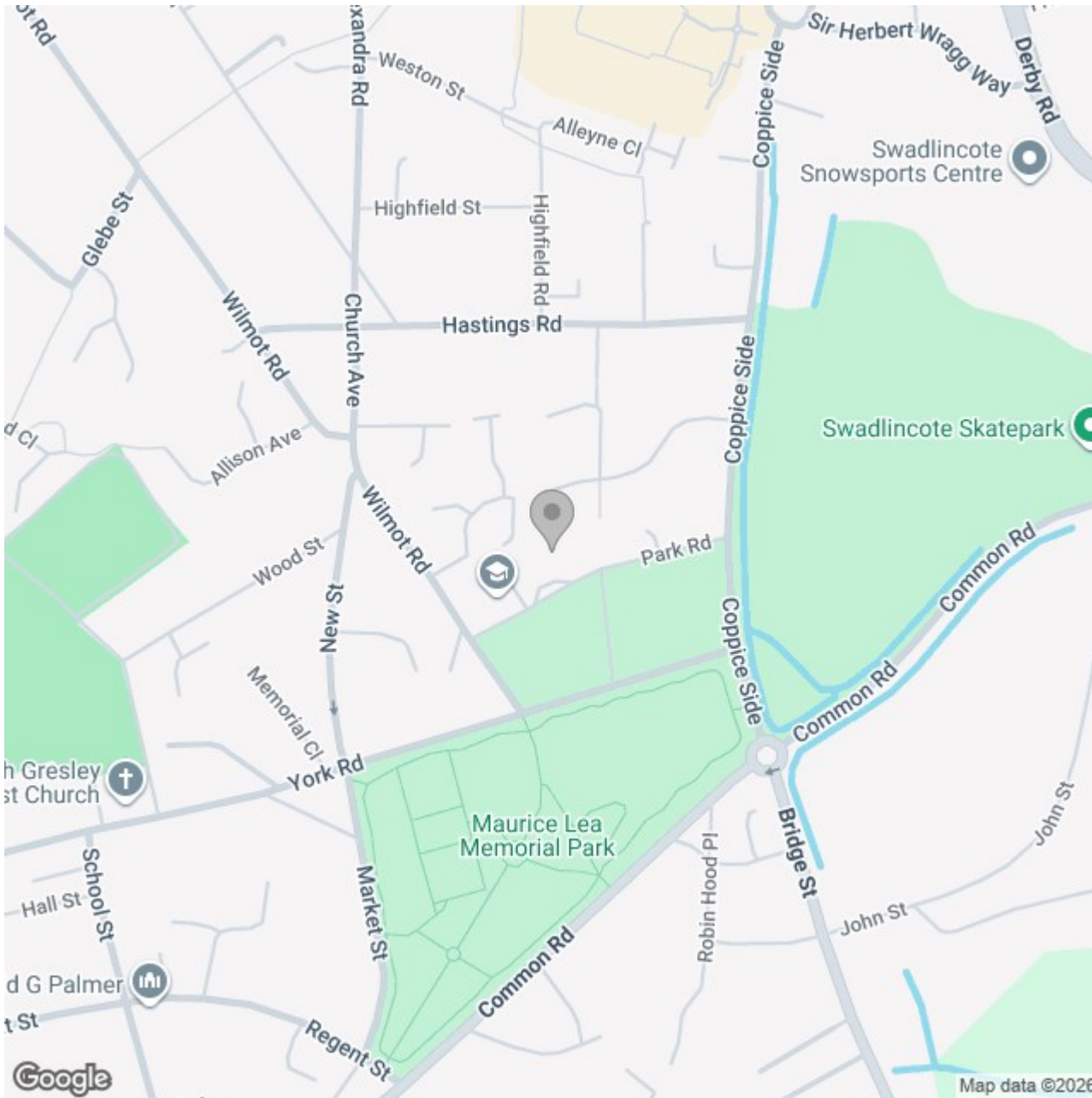
Rear garden and a parking space.











## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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	