





****NO CHAIN**** 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.

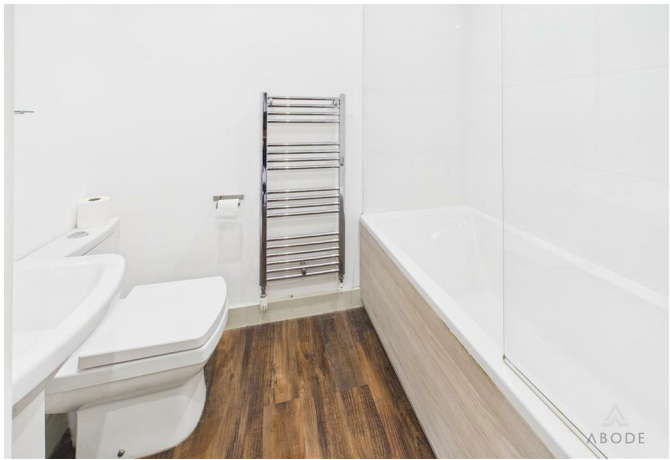
BATHROOM

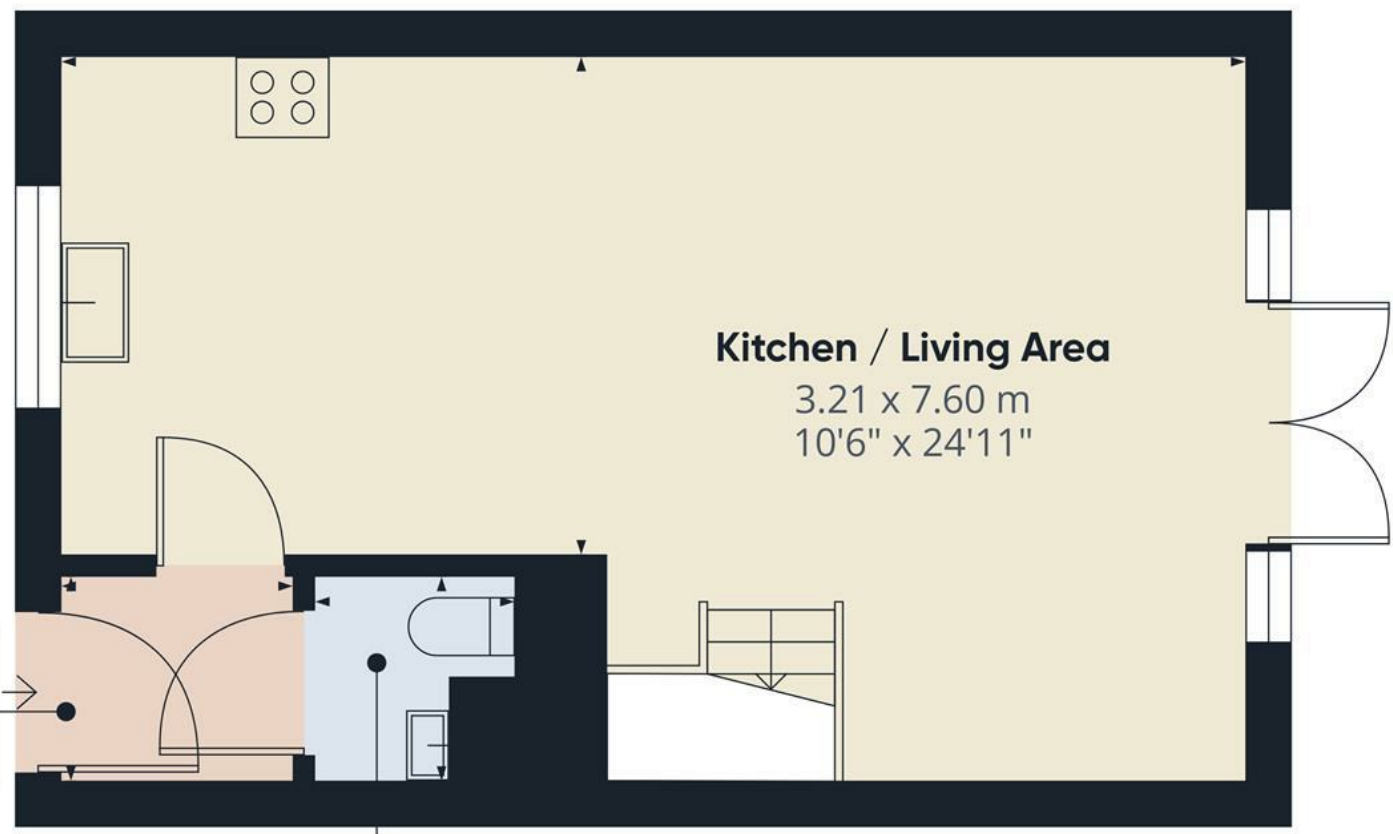
Panel enclosed bath, low flush wc, wash hand basin and chrome ladder style radiator.

OUTSIDE

Rear garden and a parking space.







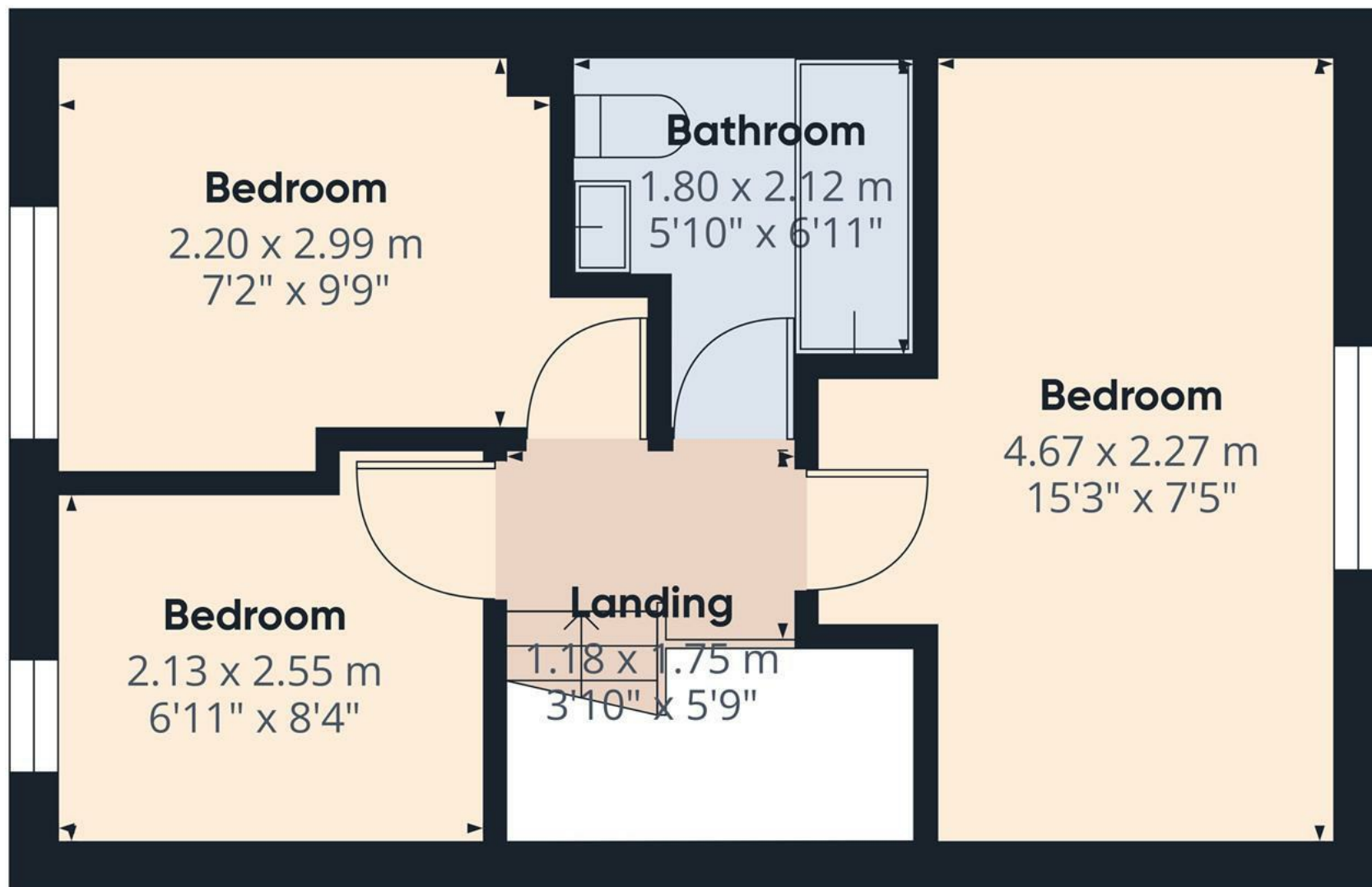
Approximate total area⁽¹⁾
35.3 m²
380 ft²

(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

Floor 0



Approximate total area⁽¹⁾
30.9 m²
333 ft²

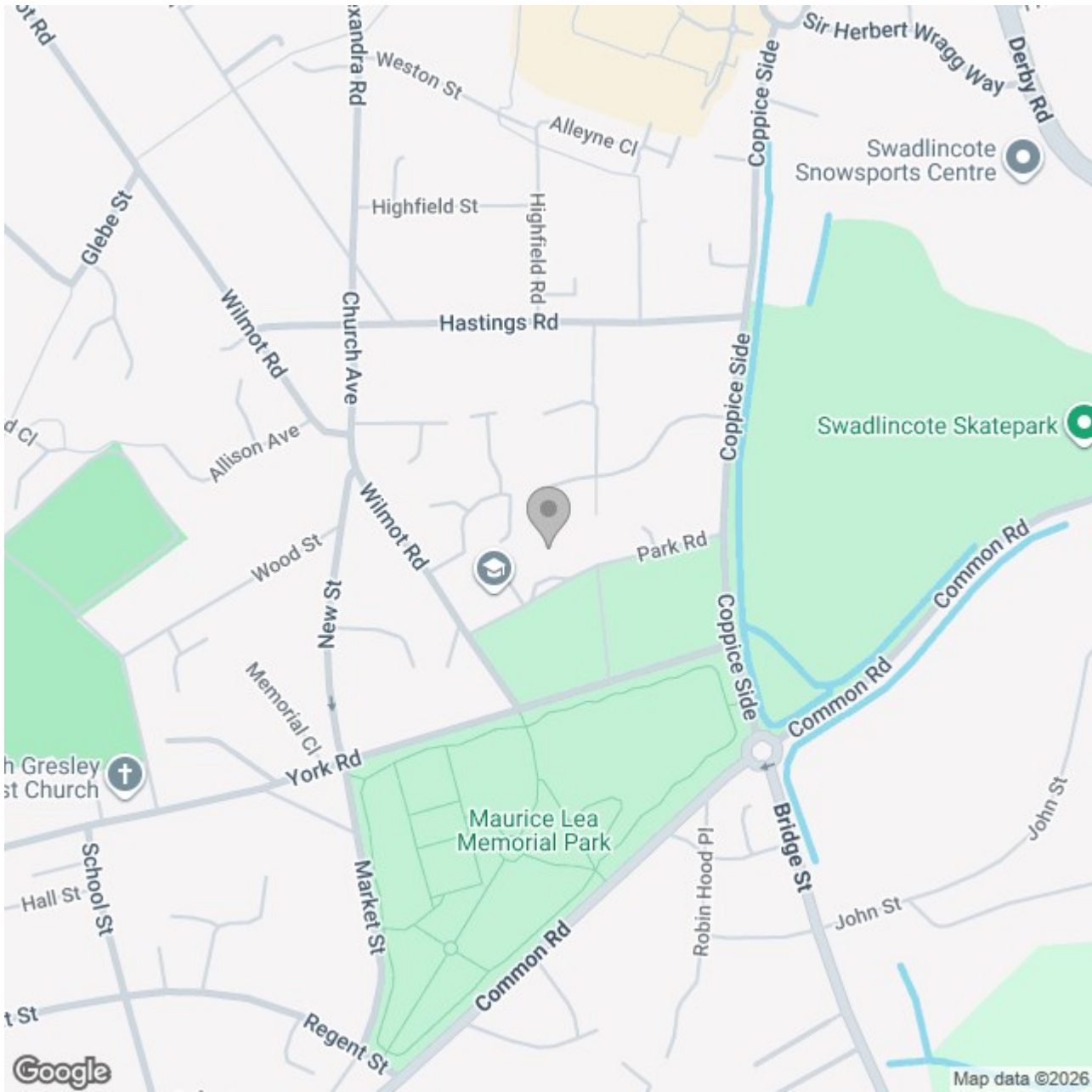
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Energy Efficiency Rating

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