



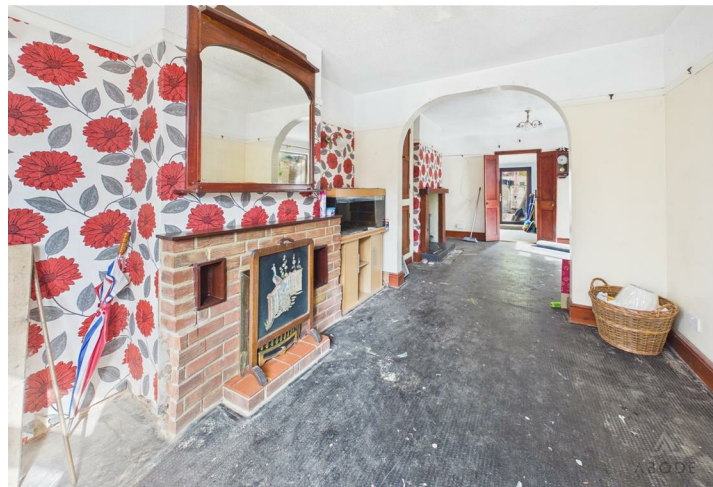


**** CHARACTER PROPERTY
IN THE SOUGHT AFTER
VILLAGE OF DISEWORTH

**** A GREAT

OPPORTUNITY WITH
PLENTY OF POTENTIAL.

The property benefits from
upvc double glazed windows
and a gas heating system
and in brief offers a hall,
lounge and a dining room
with log burner, fitted
kitchen, two first floor
bedrooms and a bathroom.
Rear garden with patio and
lawn. NO UPWARD CHAIN



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor and a radiator.

LOUNGE

Upvc double glazed window to the front elevation, radiator and arch to the dining area.

DINING ROOM

Feature log burner, radiator, under stairs storage cupboard and a upvc double glazed window to the side.

KITCHEN

Fitted wall mounted base and drawer Unit with work surfaces and a sink and drainer unit. Spaces for fridge freezer washing machine and cooker, upvc double glaze window and double door doors to the rear garden and a upvc double glazed door to the front.

FIRST FLOOR LANDING

Upvc double glazed window to the side and loft access.

BEDROOM 1

Wardrobes, upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window and a radiator.

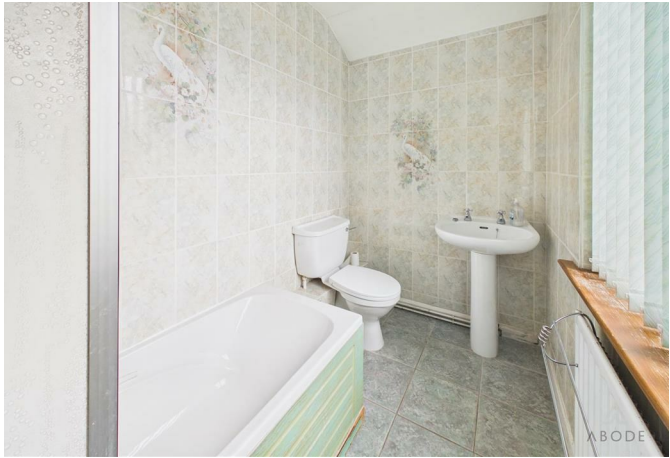
BATHROOM

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

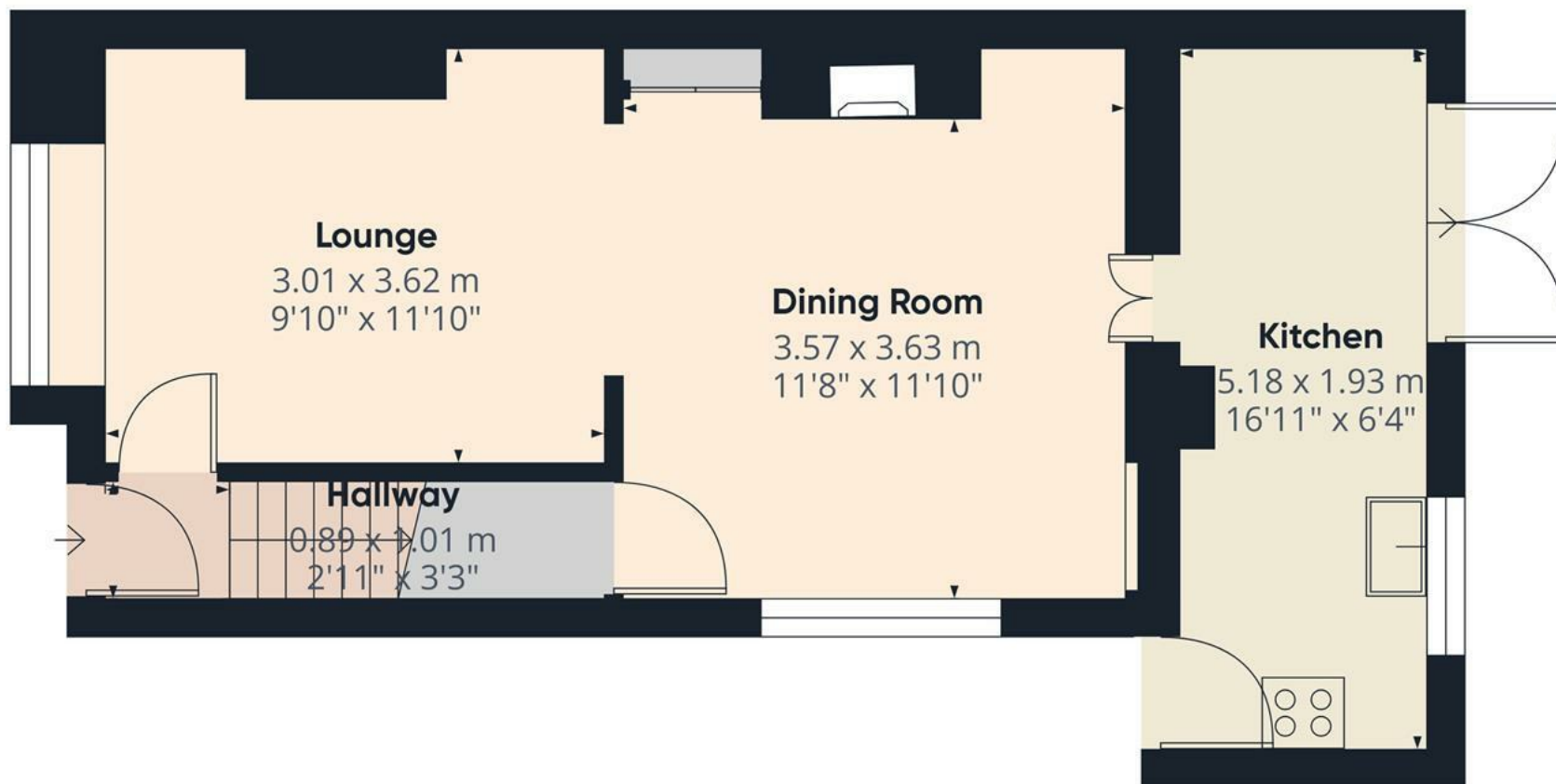
OUTSIDE

Paved patio and steps to a lawn.









Approximate total area⁽¹⁾

39 m²
421 ft²

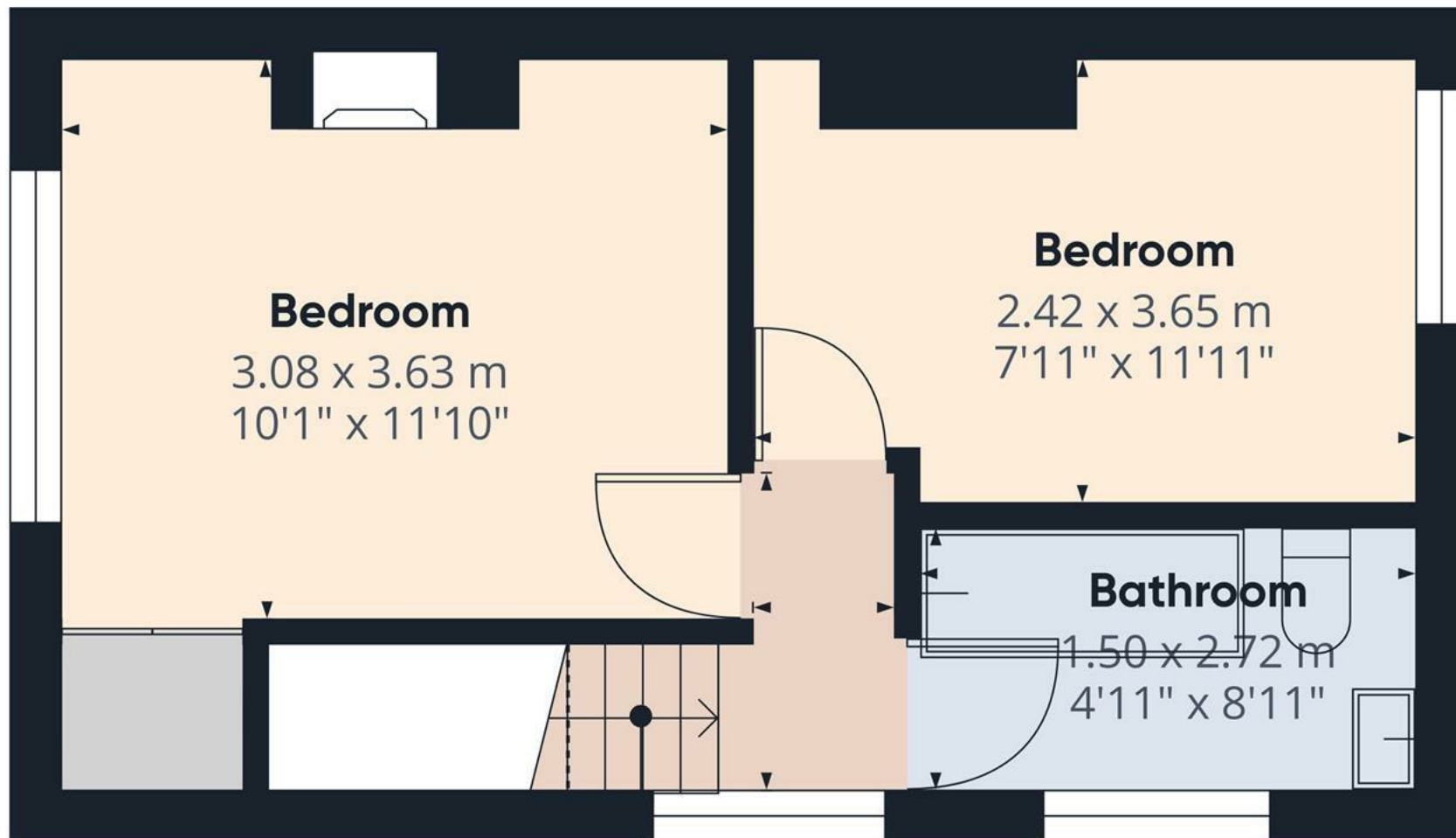
(1) Excluding balconies and terraces

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⁾

25.9 m²

278 ft²

Reduced headroom

0.1 m²

0 ft²

(1) Excluding balconies and terraces

Reduced headroom

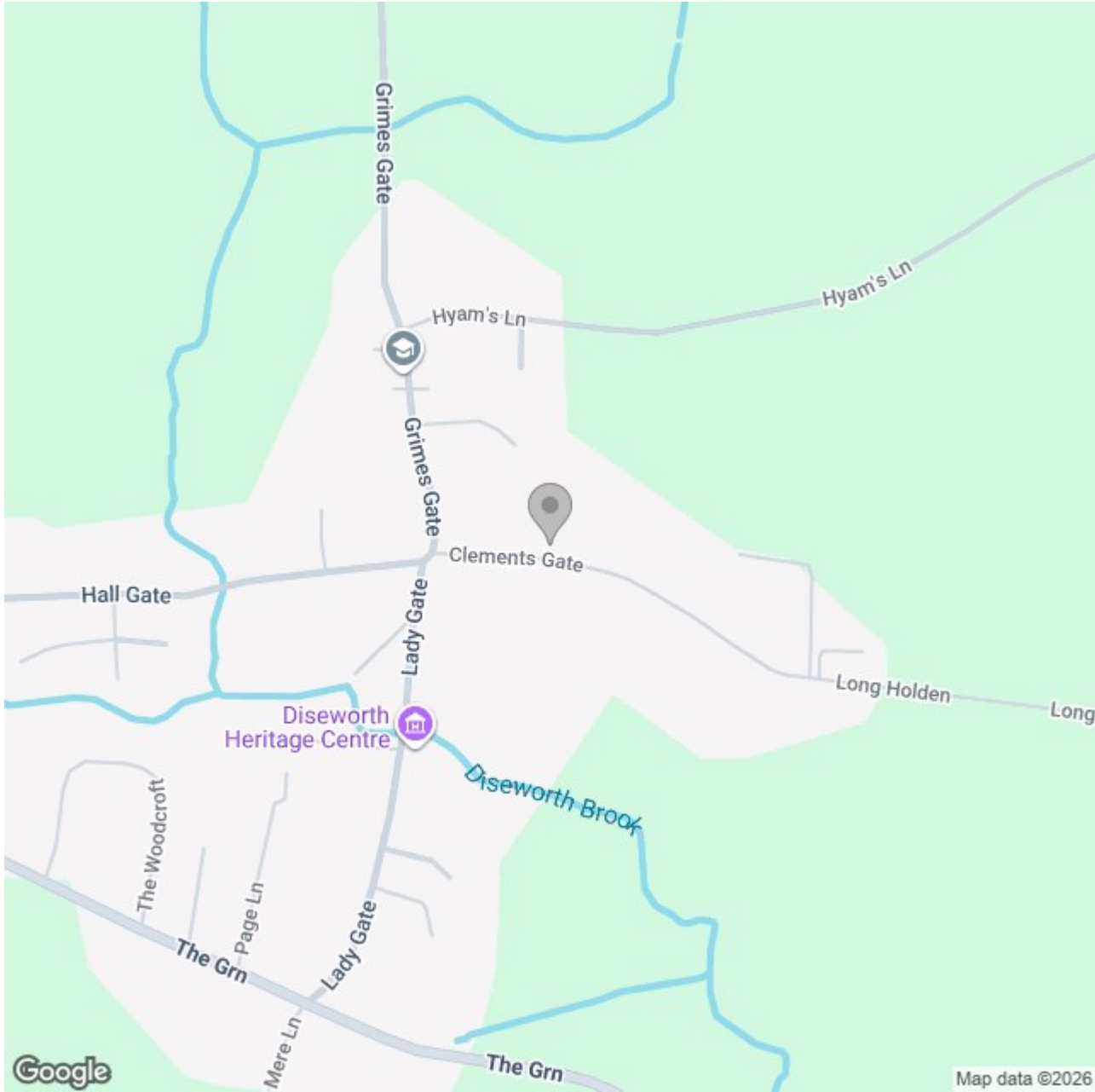
Below 1.5 m/5 ft

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 1



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