





A fantastic opportunity for buyers looking to create a home of their own, this three-bedroom semi-detached property offers generous living accommodation, a good-sized plot and excellent potential for modernisation throughout.



## Accommodation

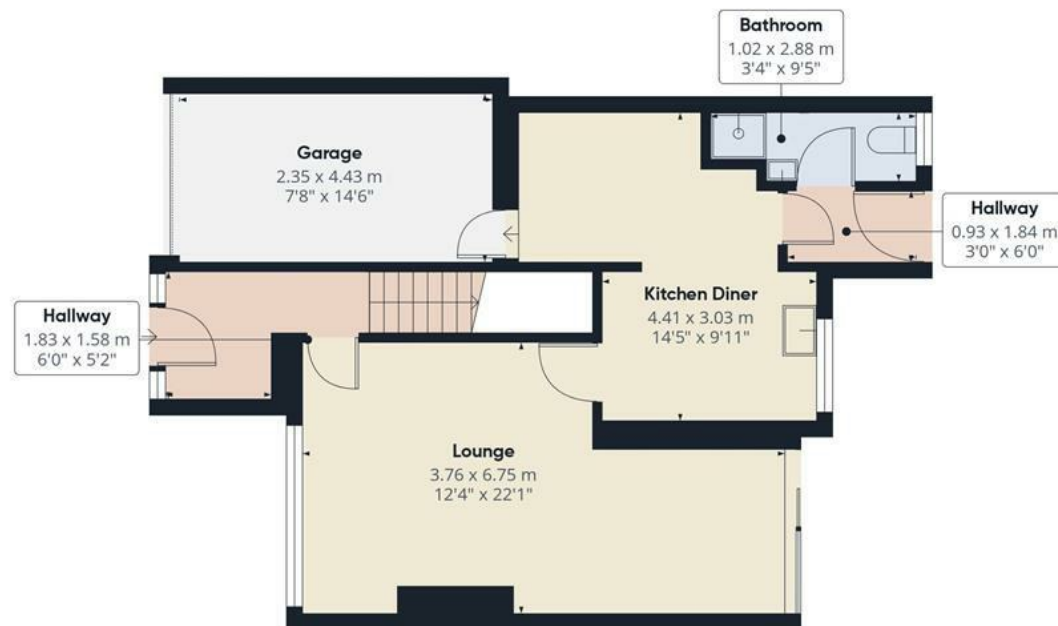
The accommodation begins with an entrance hallway leading through to a spacious lounge/diner, providing plenty of room for both seating and dining areas. Sliding patio doors open directly onto the rear garden, allowing natural light to fill the space. The kitchen is positioned to the rear of the property and is complemented by a useful ground floor shower room, while internal access is also available to the garage.

Upstairs, the first floor offers three bedrooms, including two comfortable doubles and a single bedroom, all served by a family bathroom.

Outside, the property enjoys a generous frontage with ample off-road parking leading to the garage. To the rear is an enclosed garden, laid mainly to lawn, offering plenty of space for families, keen gardeners or those wishing to redesign the outside space to suit their own tastes.





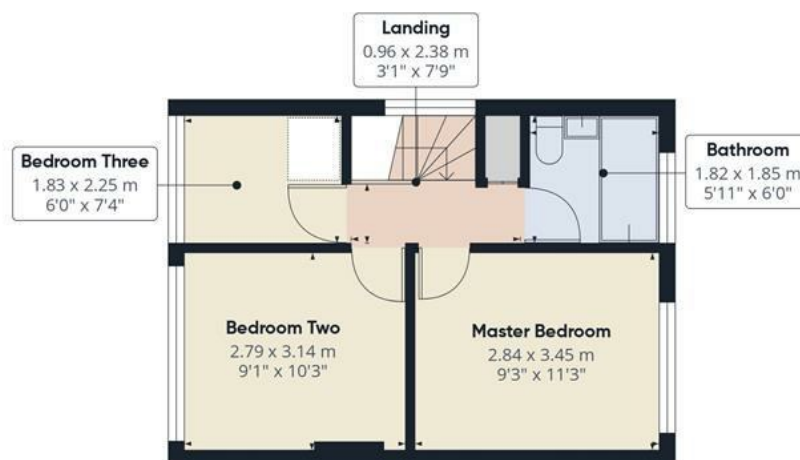


Floor 0

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

85.7 m<sup>2</sup>

923 ft<sup>2</sup>



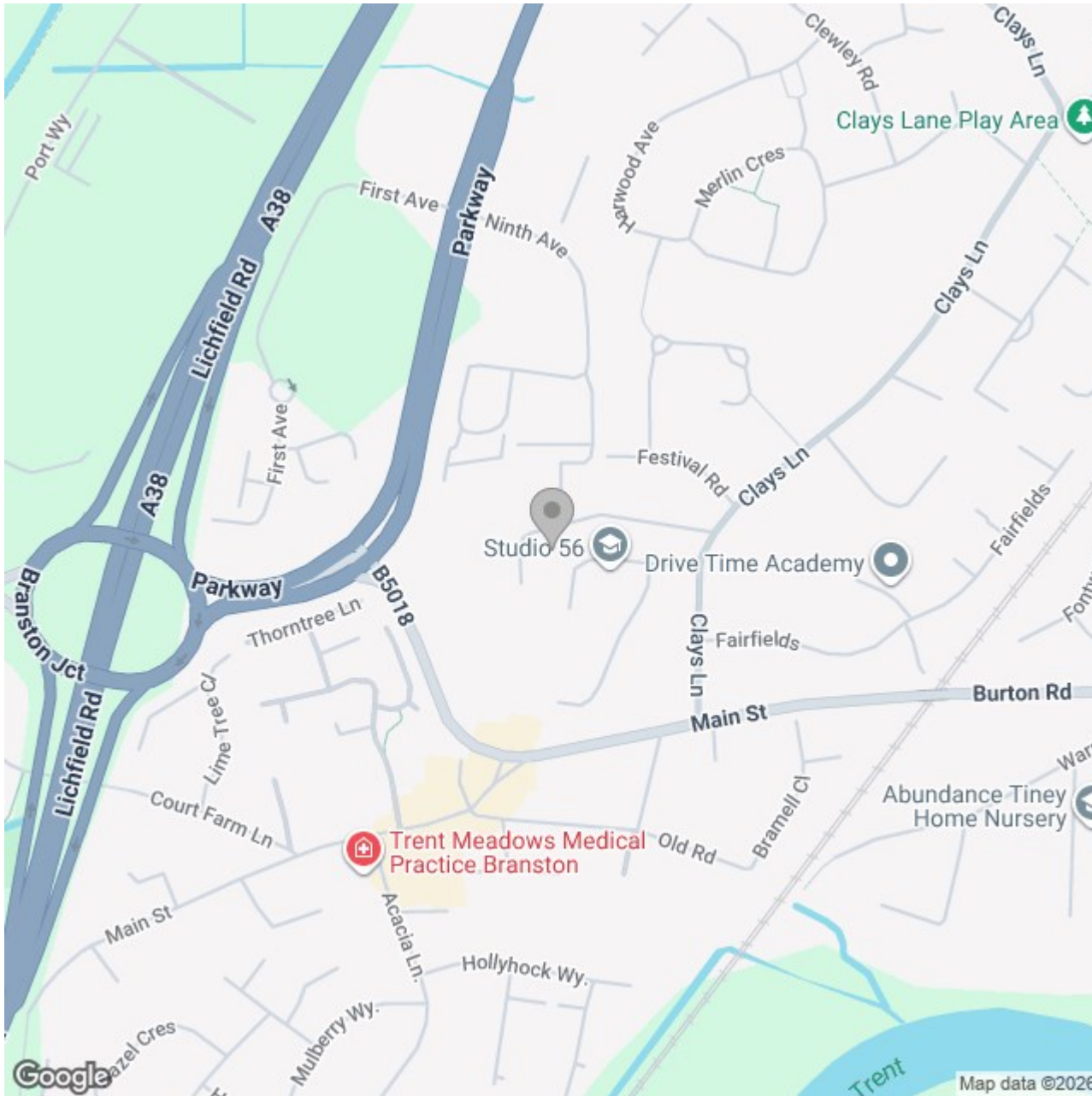
Floor 1

(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





## 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>                            |                                                                                                               |           |
| (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  |           |