





\*\*\*\* IMMACULATE  
PROPERTY ON A GOOD SIZE  
PLOT \*\*\*\* This is an  
impressive semi detached  
property with NO CHAIN, in  
a quiet position just off the  
Main Street. The property  
offers a hall and guest  
cloakroom, lounge and a  
fitted dining kitchen with  
doors onto the garden.  
Three first floor bedrooms,  
en suite shower room and a  
family bathroom. Well  
maintained gardens and  
parking. The property is  
offered for sale with no  
upward chain.



ABODE  
SALES & LETTINGS

## HALL

Entrance door into the hall with a radiator and door to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## LOUNGE

Feature living flame, coal effect gas fire with a stone surround, radiator, upvc double glazed window and stairs to the first floor.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted gas hob with electric oven and extractor hood, appliance spaces, plumbing of washing machine and a dishwasher. Upvc double glazed window and doors onto the garden and a radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window and a radiator.

## EN SUITE

Double shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.



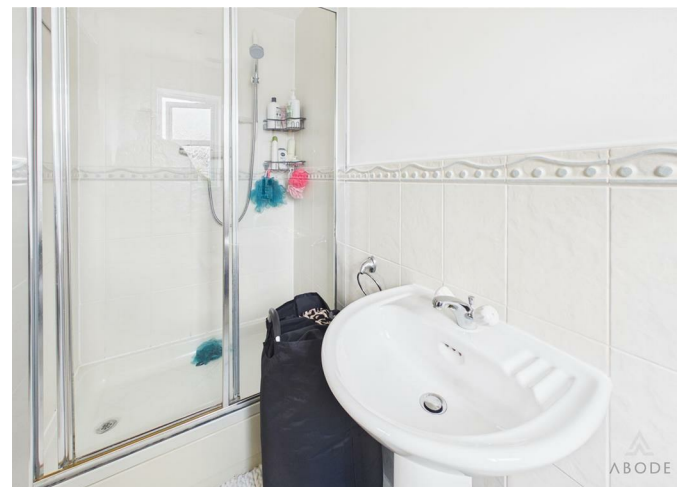
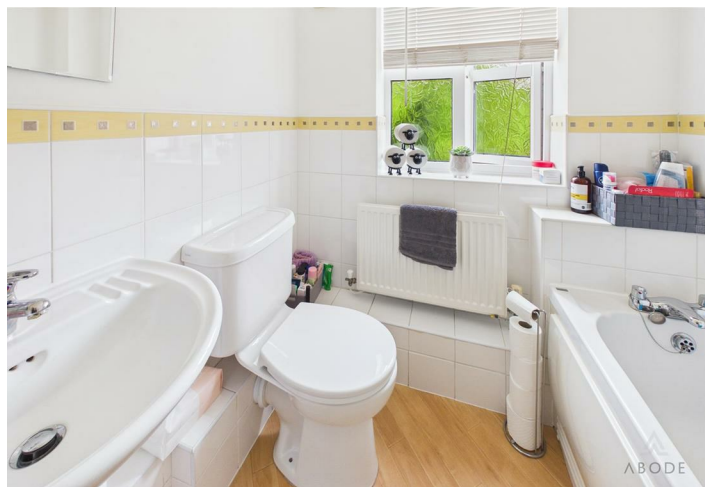
## BATHROOM

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

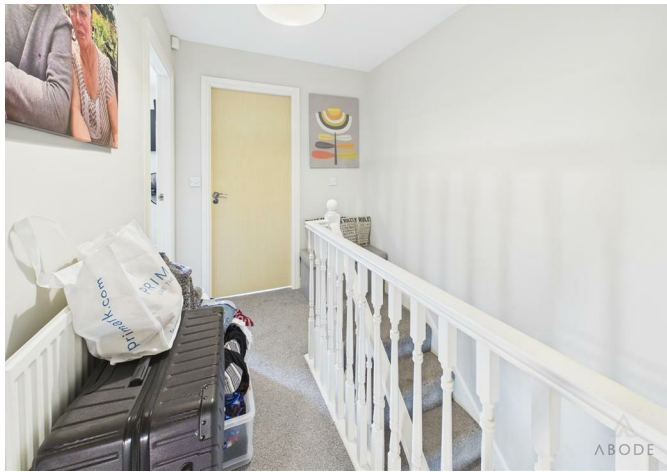
## OUTSIDE

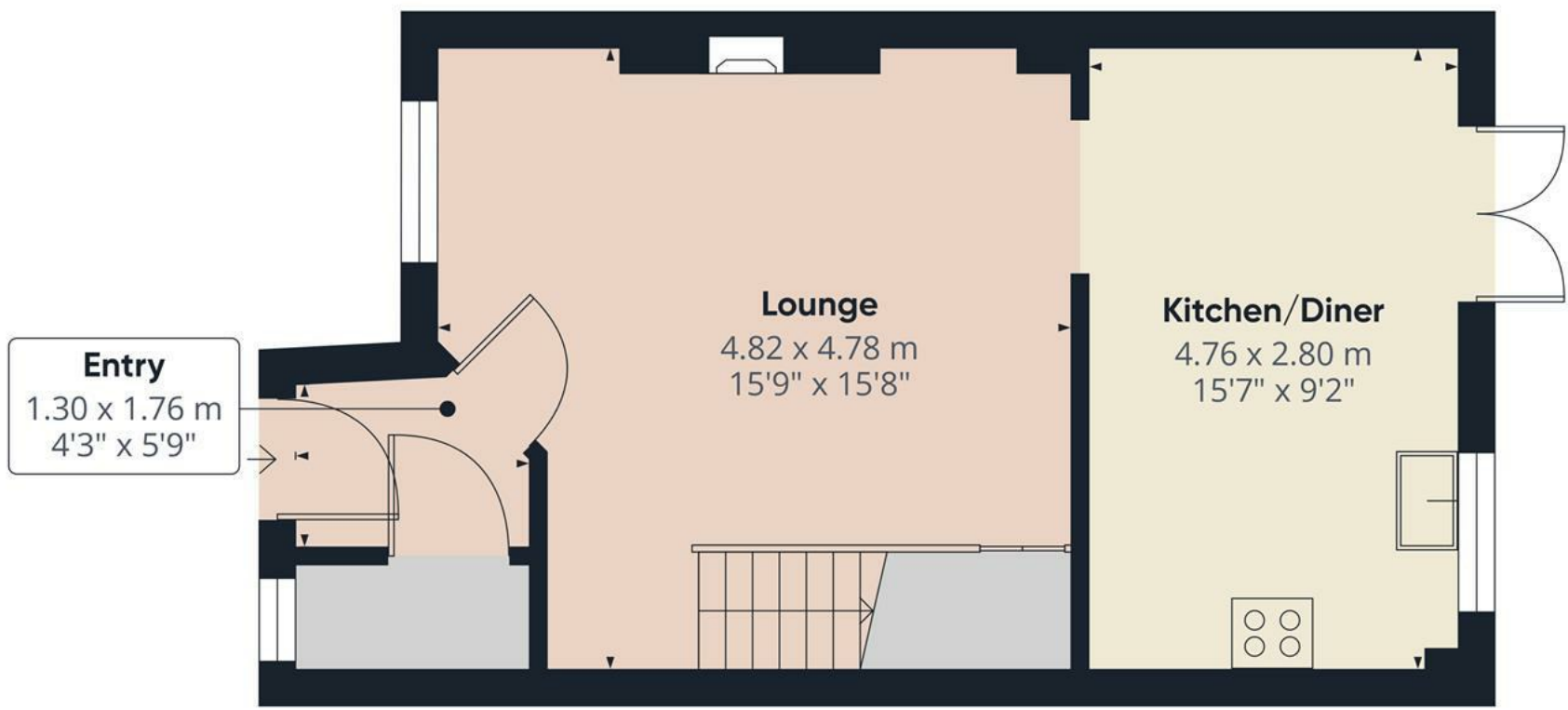
The front offers a lawn and parking. The rear garden is enclosed offering a lawn, good size paved seating area and a garden shed.











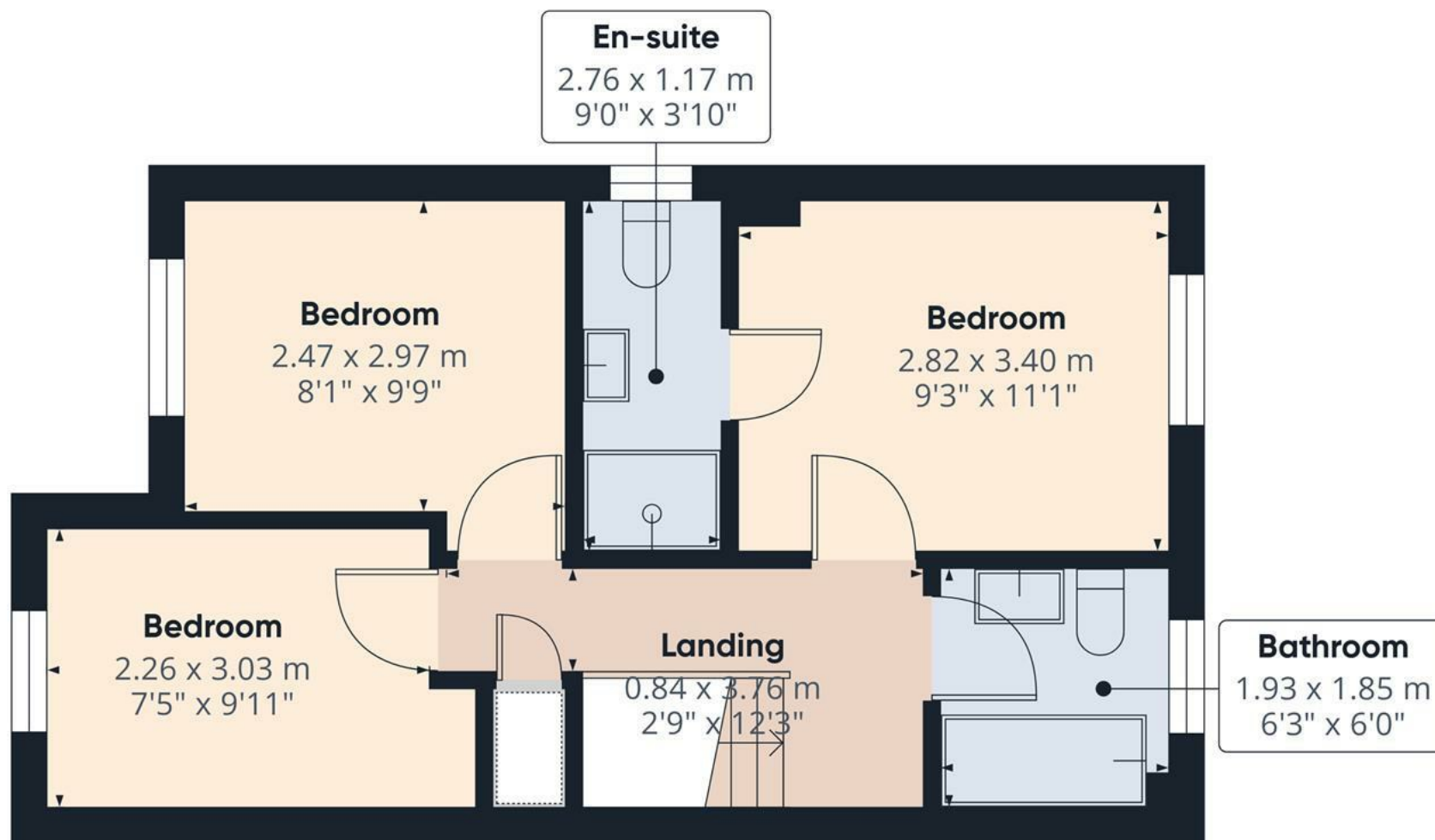
Approximate total area<sup>(1)</sup>  
38.3 m<sup>2</sup>  
412 ft<sup>2</sup>

(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



Approximate total area<sup>(1)</sup>  
36.1 m<sup>2</sup>  
388 ft<sup>2</sup>

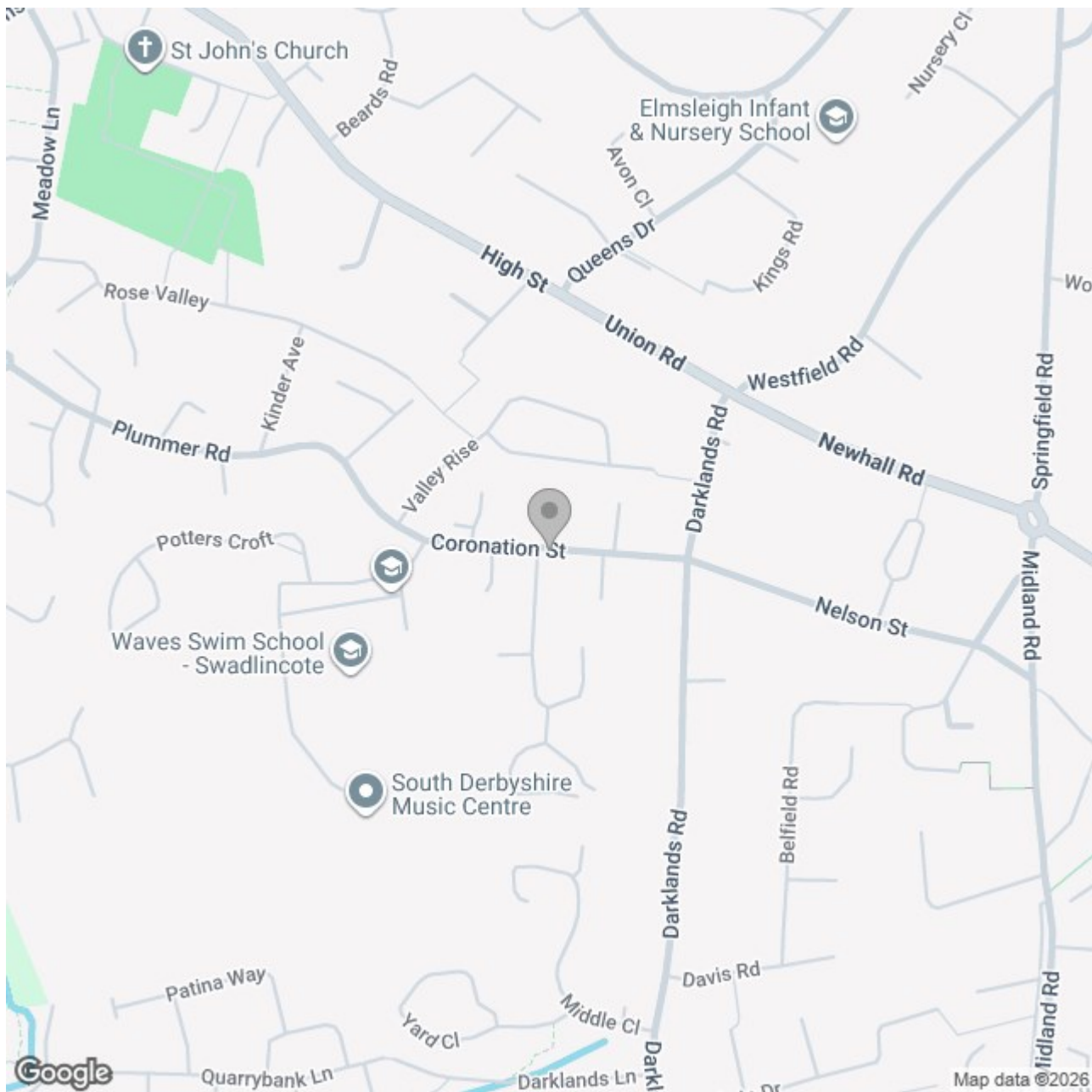
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Floor 1



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>89</b> |
| (69-80) <b>C</b>                            | <b>73</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  |           |