





**** IMMACULATE
PROPERTY ON A GOOD SIZE
PLOT **** This is an
impressive semi detached
property 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.



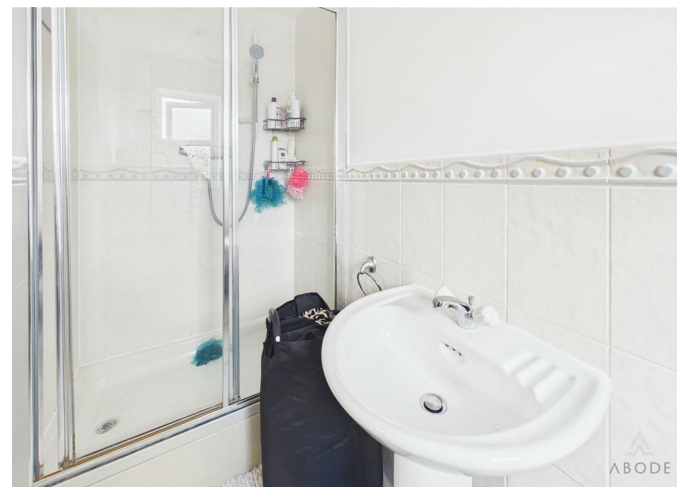
BATHROOM

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

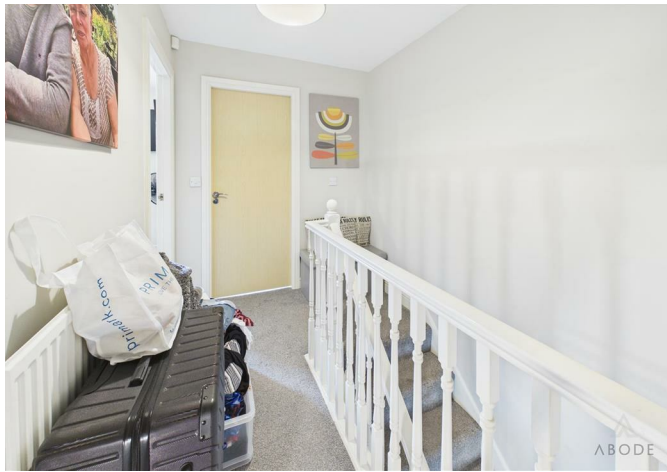
OUTSIDE

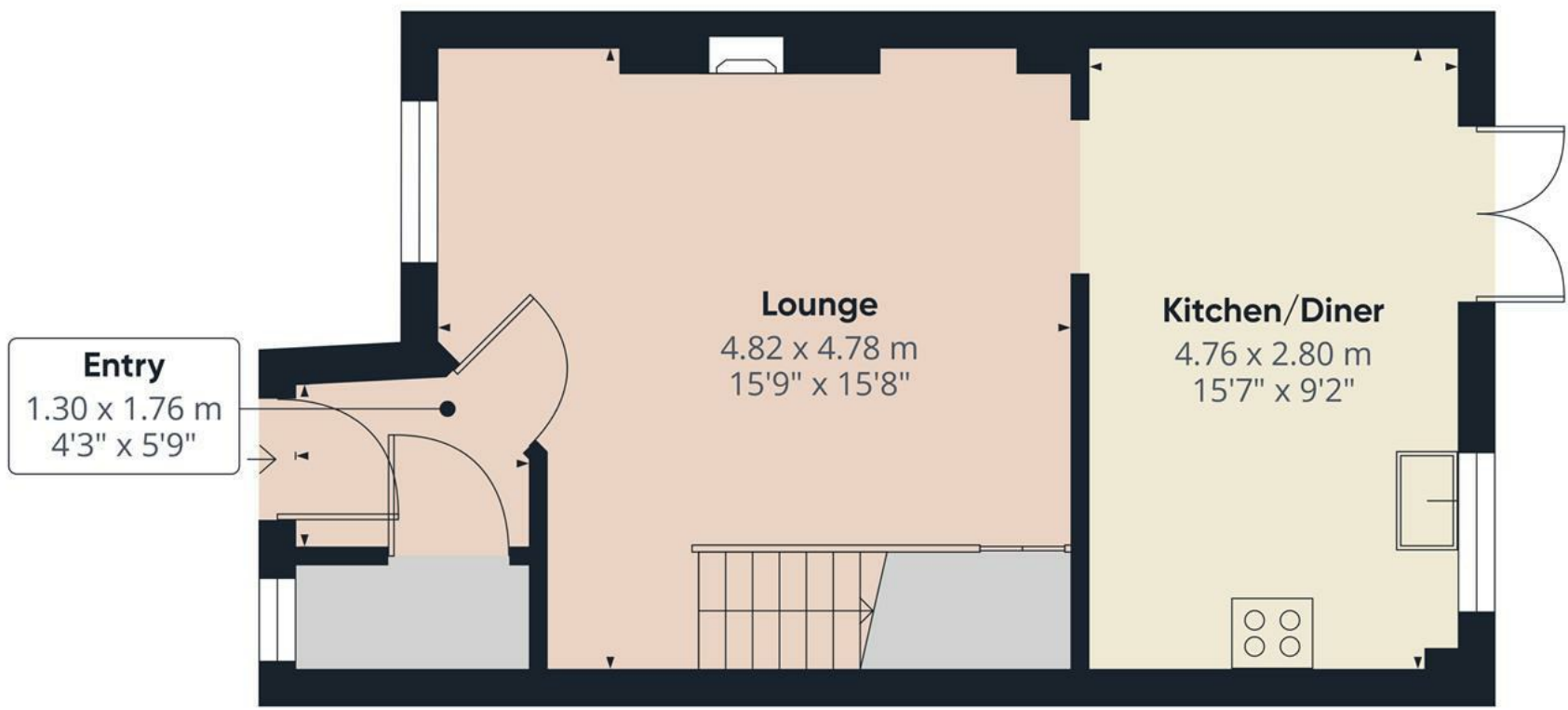
The front offers a lawn and parking. The rear garden is enclosed offering a lawn, good size paved seating area and a garden shed.











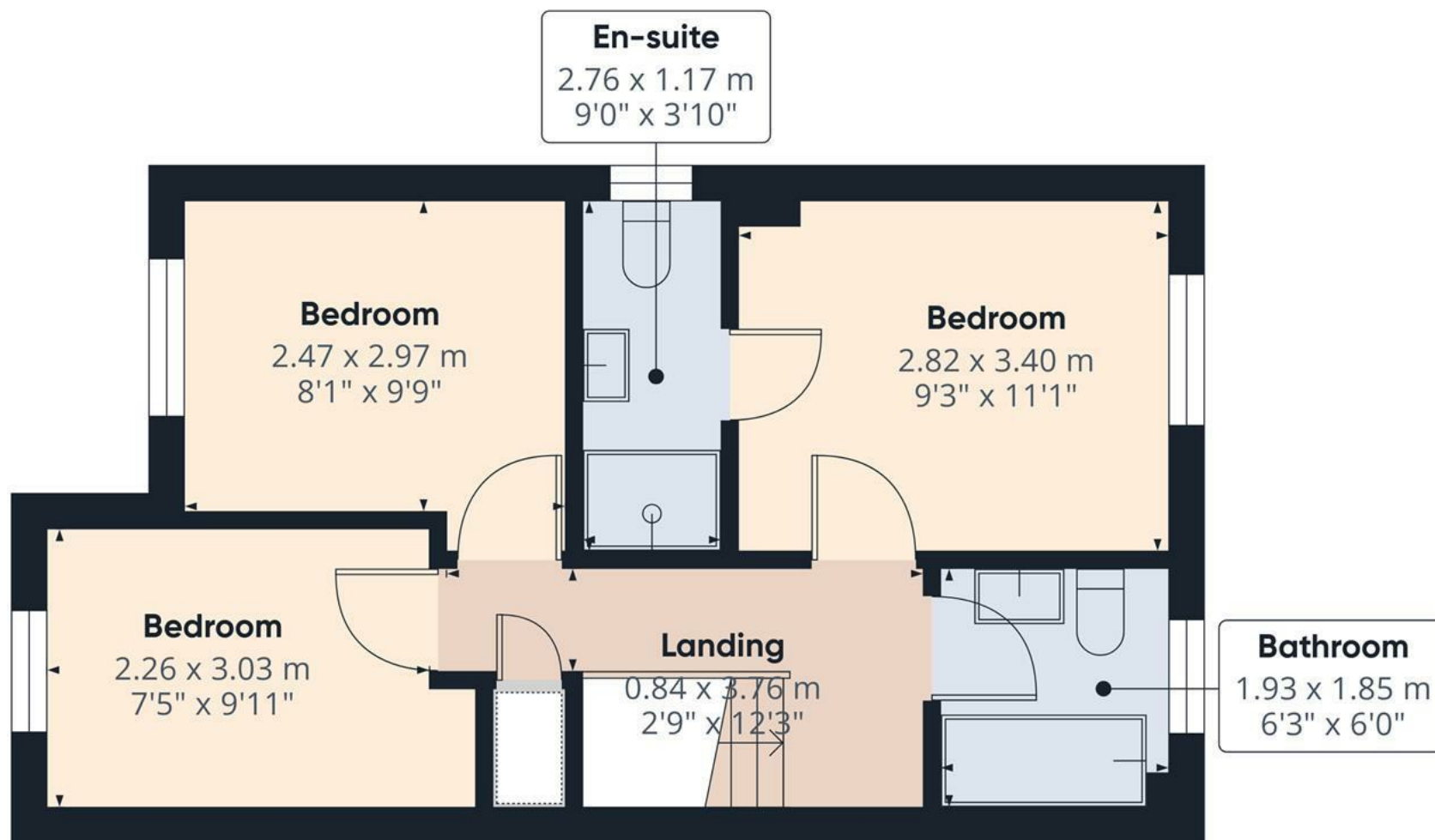
Approximate total area⁽¹⁾
38.3 m²
412 ft²

(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⁾
36.1 m²
388 ft²

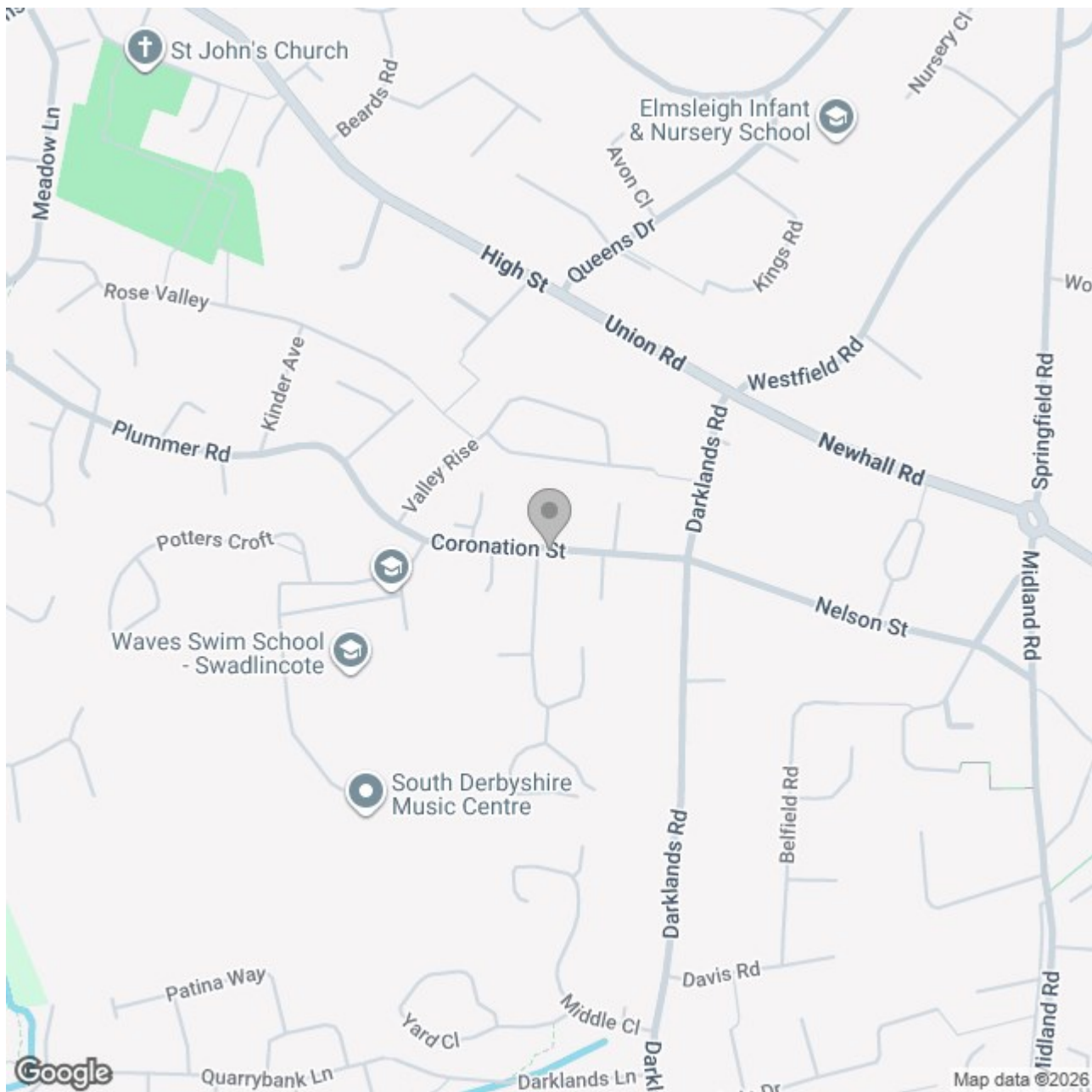
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Floor 1



Energy Efficiency Rating

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