





**** IMMACULATE MODERN SEMI
DETACHED PROPERTY **** NO UPWARD
CHAIN **** Entrance hall, guest
cloakroom, lounge, fitted dining kitchen
with doors onto the garden. Two double
bedrooms, bathroom, landscaped
garden and a side drive.



HALL

Entrance door into the hall with radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Upvc double glazed window to the front, radiator and stairs to the first floor.

KITCHEN DINER

Fitted wall mounted, base and drawer units with sink and drainer unit. Fitted oven and hob, integrated fridge freezer, dishwasher and washing machine, upvc double glazed window and double doors onto the garden and a radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Two upvc double glazed windows and a radiator.

BEDROOM 2

Two upvc double glazed windows and a radiator.

BATHROOM

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

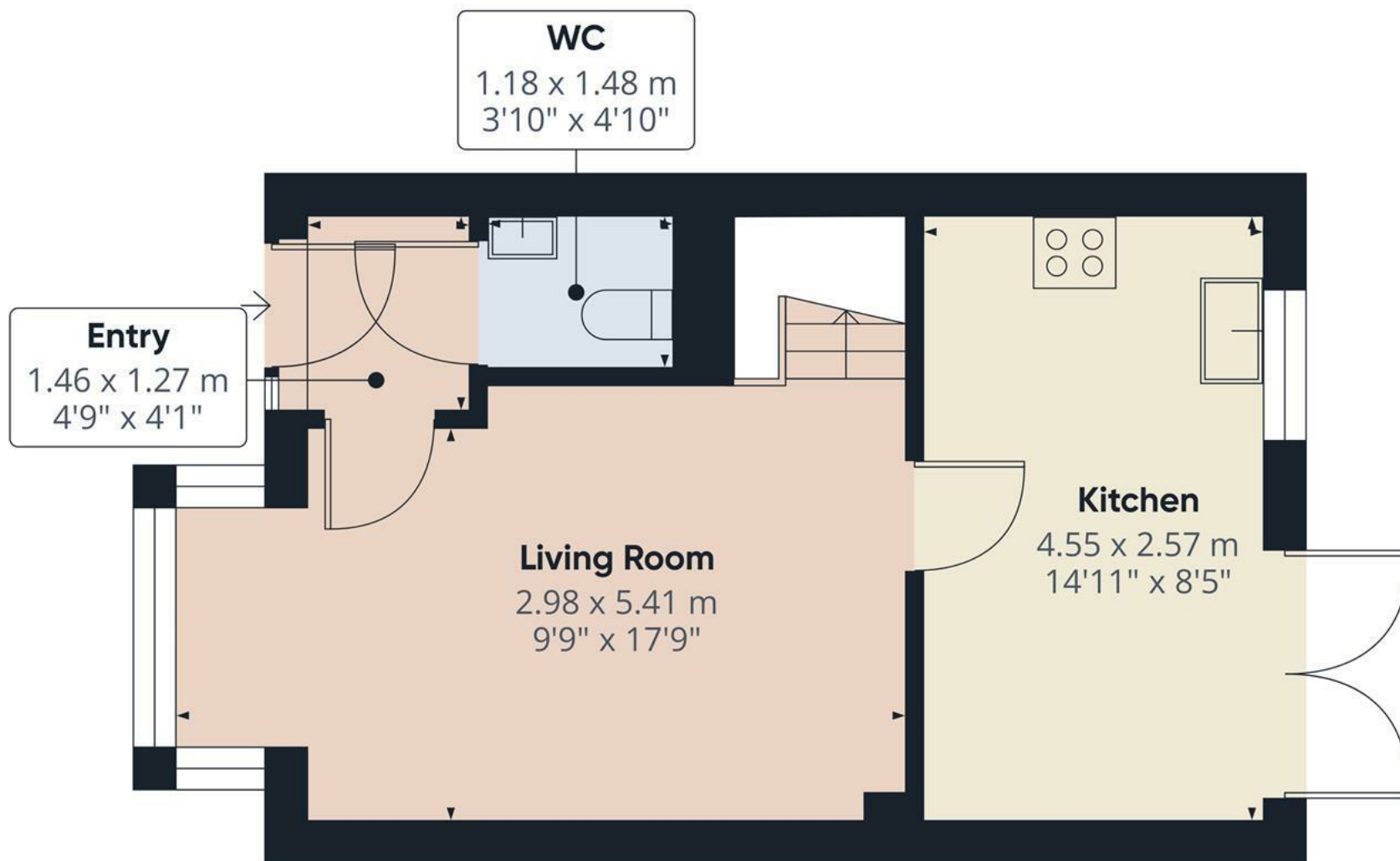
OUTSIDE

Side drive and an enclosed garden with seating areas and a lawn.









Approximate total area⁽¹⁾

34.2 m²

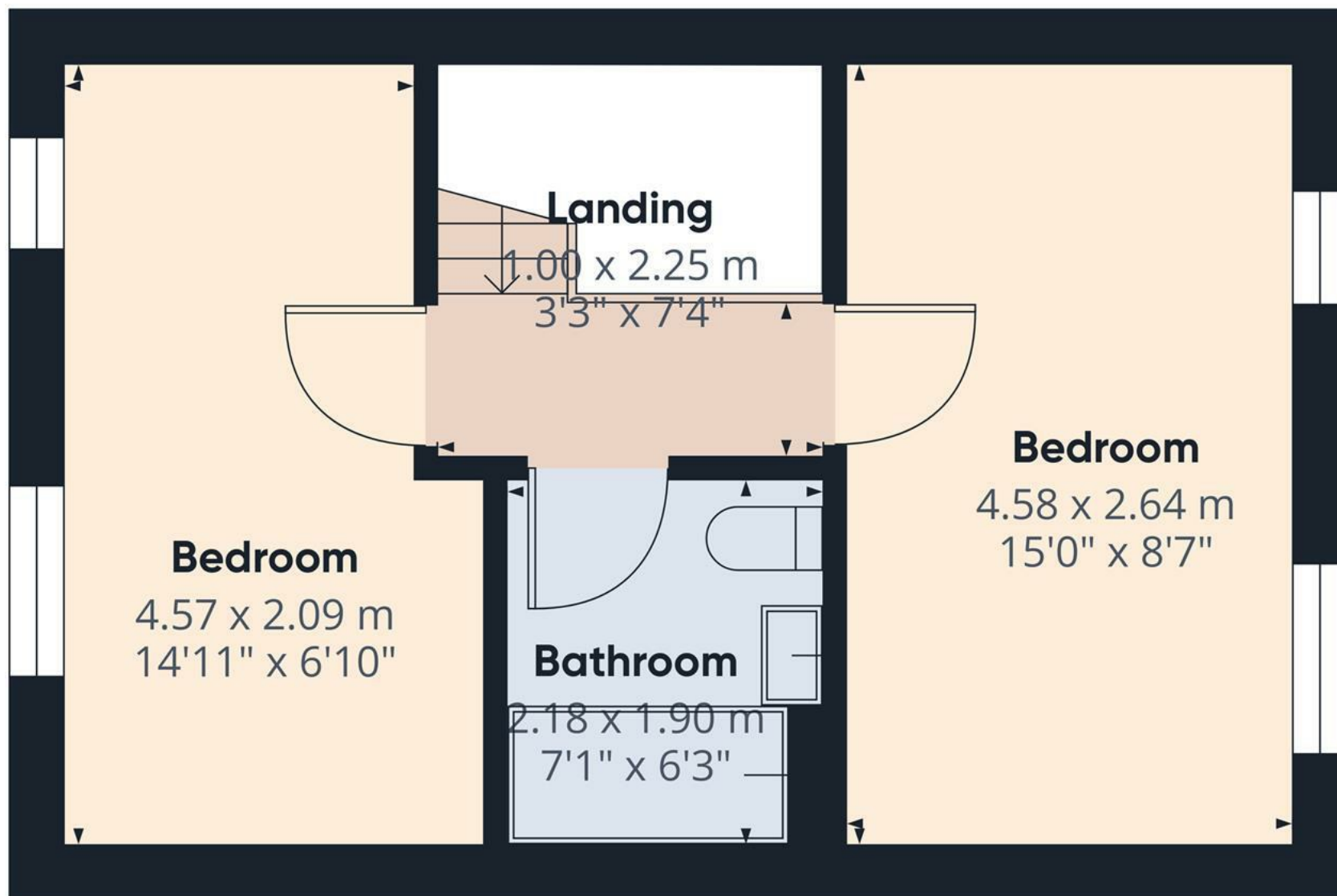
368 ft²

(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.

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Floor 0



Approximate total area⁽¹⁾

29.3 m²
315 ft²

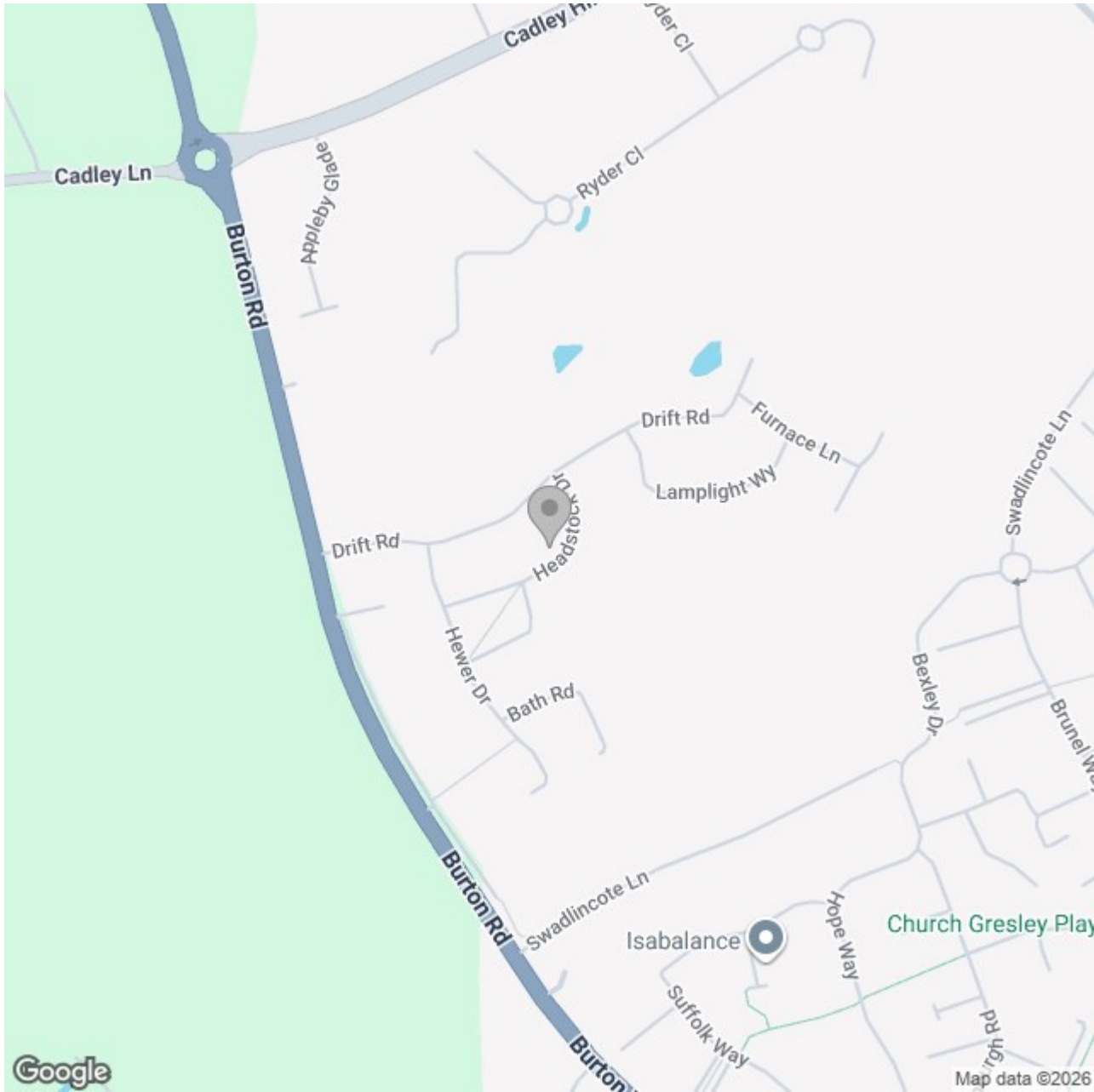
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(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	