





**** IMPRESSIVE PROPERTY
PERFECT FOR A FIRST TIME
BUYER **** In brief the
property offers a fitted
kitchen, lounge diner with
doors onto the garden, Two
bedrooms and a bathroom.
Front drive and garage,
enclosed rear garden.



ABODE
SALES & LETTINGS

KITCHEN

Entrance door into the kitchen with fitted wall mounted, base and drawer units with work surfaces, breakfast bar and a sink and drainer unit. Fitted electric oven, gas hob and built in microwave, integrated fridge and a upvc double glazed window.

LOUNGE DINER

Stairs to the first floor, under stairs storage cupboard, feature fireplace with living flame coal effect gas fire, radiator, upvc double glazed window and double doors onto the garden.

FIRST FLOOR LANDING

Loft access, doors to -

BEDROOM 1

Storage cupboard, upvc double glazed windows, radiator.

BEDROOM 2

Storage cupboard, upvc double glazed window, radiator.

BATHROOM

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

OUTSIDE

Front drive and garage. Rear garden with paved patio, lawn and mature shrubs.











Approximate total area⁽¹⁾

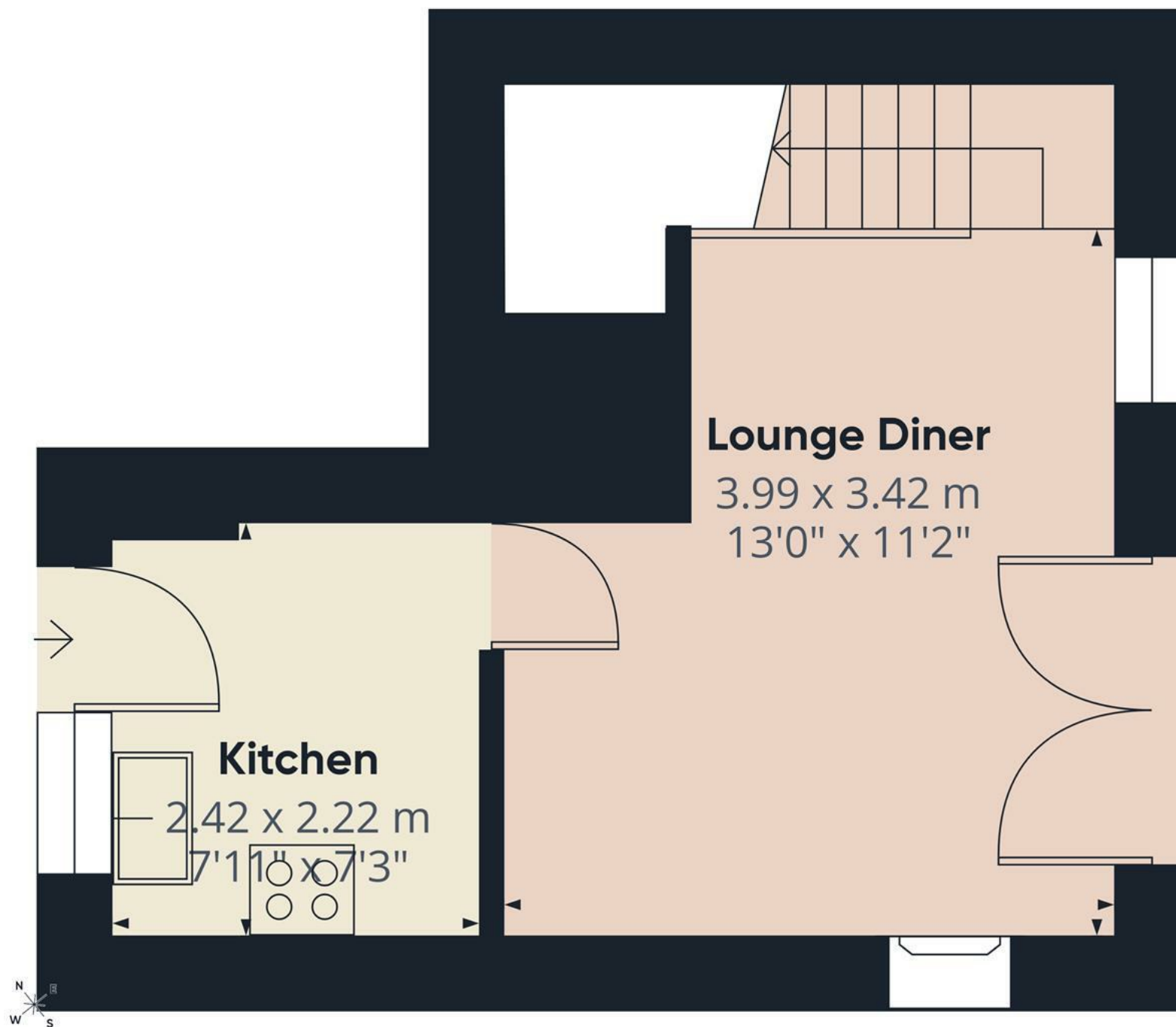
21.6 m²

232 ft²

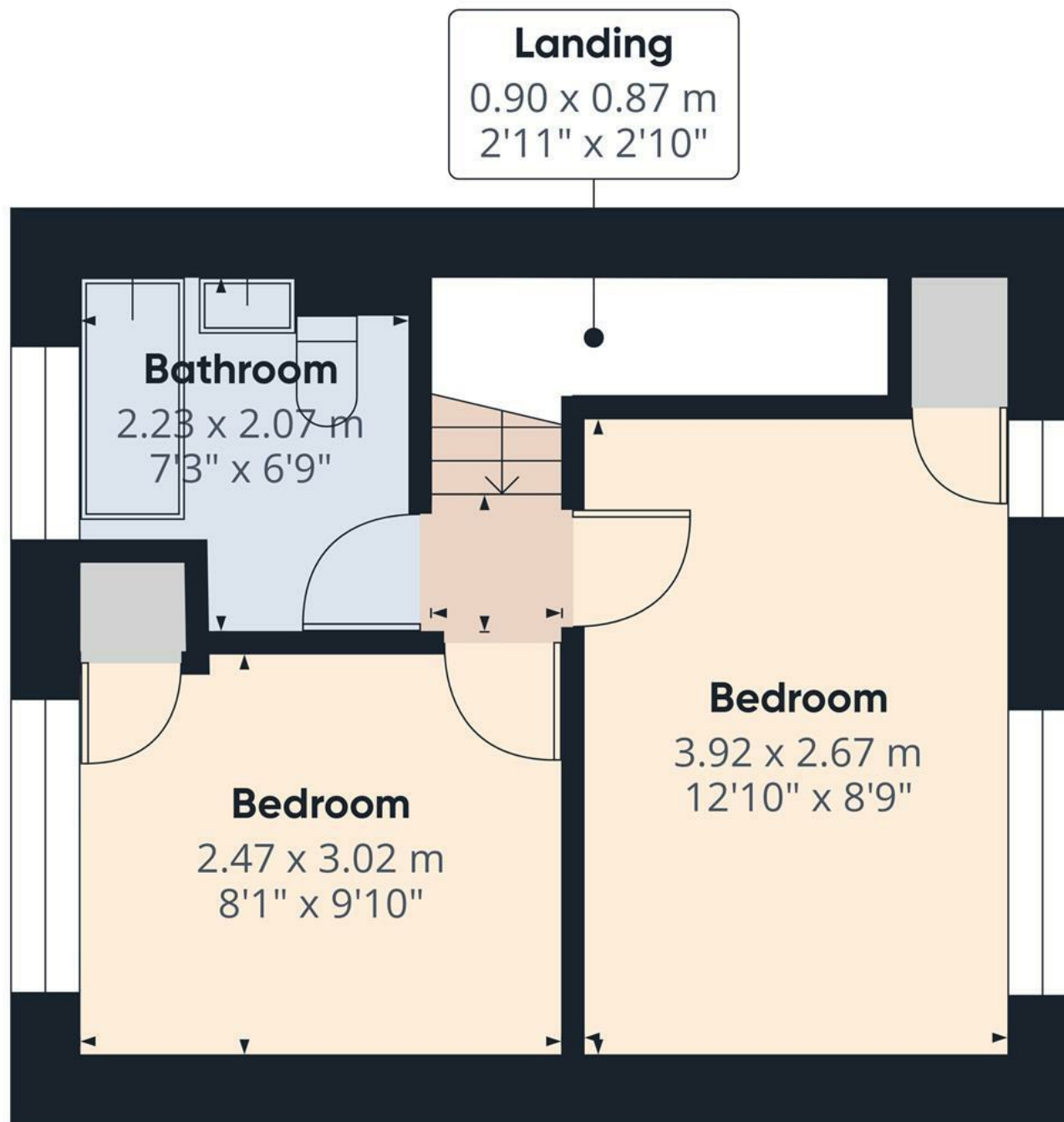
(1) Excluding balconies and terraces

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



Floor 1

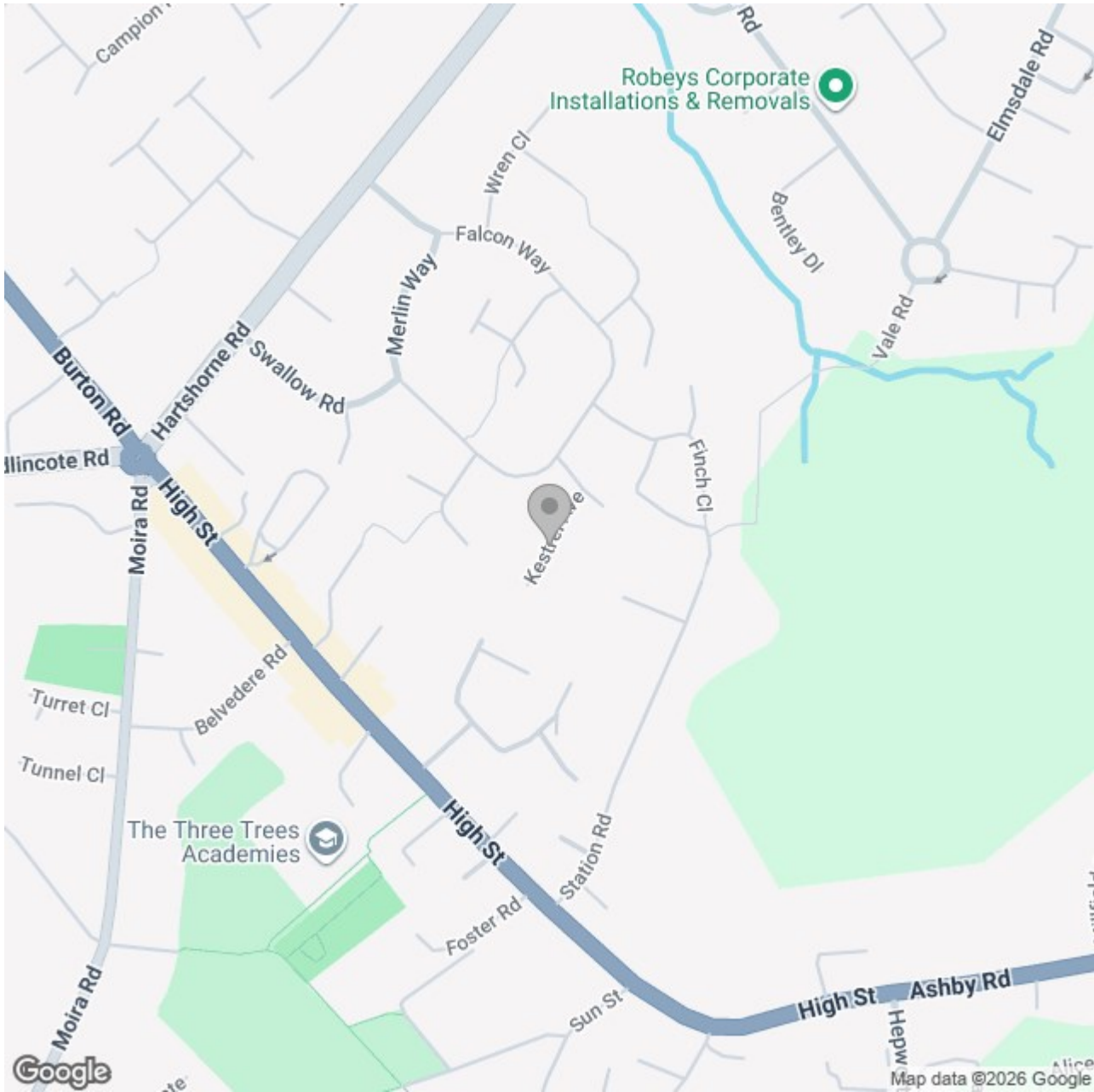
Approximate total area⁽¹⁾

23.6 m²
254 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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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 	