

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway** 12'5" x 6'3" (3.81 x 1.91)
- Living area** 11'5" x 12'5" (3.48 x 3.79)
- Dining area** 11'5" x 10'7" (3.48 x 3.25)
- Kitchen** 14'7" x 8'0" (4.45 x 2.44)
- Landing** 8'7" x 7'6" (2.64 x 2.30)
- Bedroom** 11'5" x 11'0" (3.50 x 3.37)
- Bedroom** 11'4" x 11'1" (3.47 x 3.40)
- Bedroom** 8'5" x 7'8" (2.57 x 2.34)
- Bathroom** 5'5" x 7'6" (1.66 x 2.29)

Write every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Approximate total area 80.15 m² 862.70 ft²

Reduced headroom 14.74 ft² 1.37 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)



- Hallway
- Living/dining room
- Modern kitchen
- Three bedroom
- Bathroom
- Garage and off street parking
- Garden

PROPERTY TYPE House

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Beautifully presented, three bedroom, semi-detached family home with lounge/dining room, modern kitchen with fridge and washing machine, three bedrooms and modern bathroom. The property benefits from a rear garden off street parking and garage. Viewing a must! Available 08.04.2024 Energy Rating D. Minimum 12 month tenancy.



the location

what the owners will miss



just a thought...