







A refurbished three bedroom semi detached home, situated within a popular location, having access to a range of local amenities and transport links. The property benefits from a good sized living room, kitchen diner with integrated appliances and three well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.



### Entrance hall

With central heating radiator and doors leading to:

### WC/cloaks

With a low level wc, wash hand basin with mixer tap and vanity unit below, central heating radiator and a double glazed upvc window with opaque glass to the front elevation.

### Living Room

With two central heating radiator, double glazed upvc window to the front elevation, stairs rising to the first floor and a door leading to:

### Kitchen Diner

With a selection of matching wall and base units, having a roll edge preparation work surface, four ring hob with extractor over, electric oven below, sink with mixer tap and drainer, integrated dishwasher and fridge, central heating radiator, double glazed upvc window to the rear elevation and a double glazed sliding door leading to the conservatory.

### First floor landing

With storage cupboard, double glazed upvc window to the side elevation, loft hatch and doors leading off to:

### Master bedroom

With central heating radiator and a double glazed upvc window to the front elevation.

### Bedroom Two

With central heating radiator and a double glazed



upvc window to the rear elevation.

### Bedroom Three

With central heating radiator and a double glazed upvc window to the rear elevation.

### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, bath with individual hot and cold taps and gravity shower over with glass shower screen, heated ladder towel rail and a double









glazed upvc window to the front elevation.

#### Outside

The outside of the property to the front elevation offers a driveway providing parking facility. The rear elevation offers an enclosed garden.







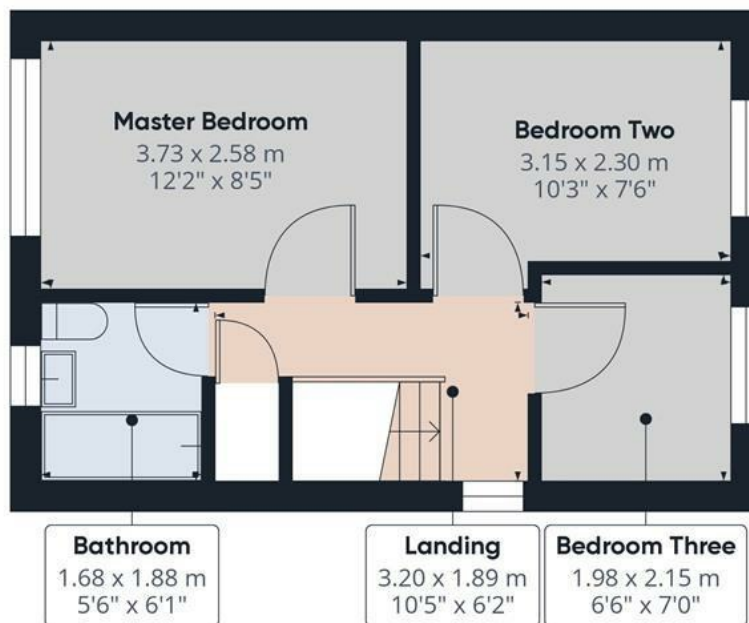








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

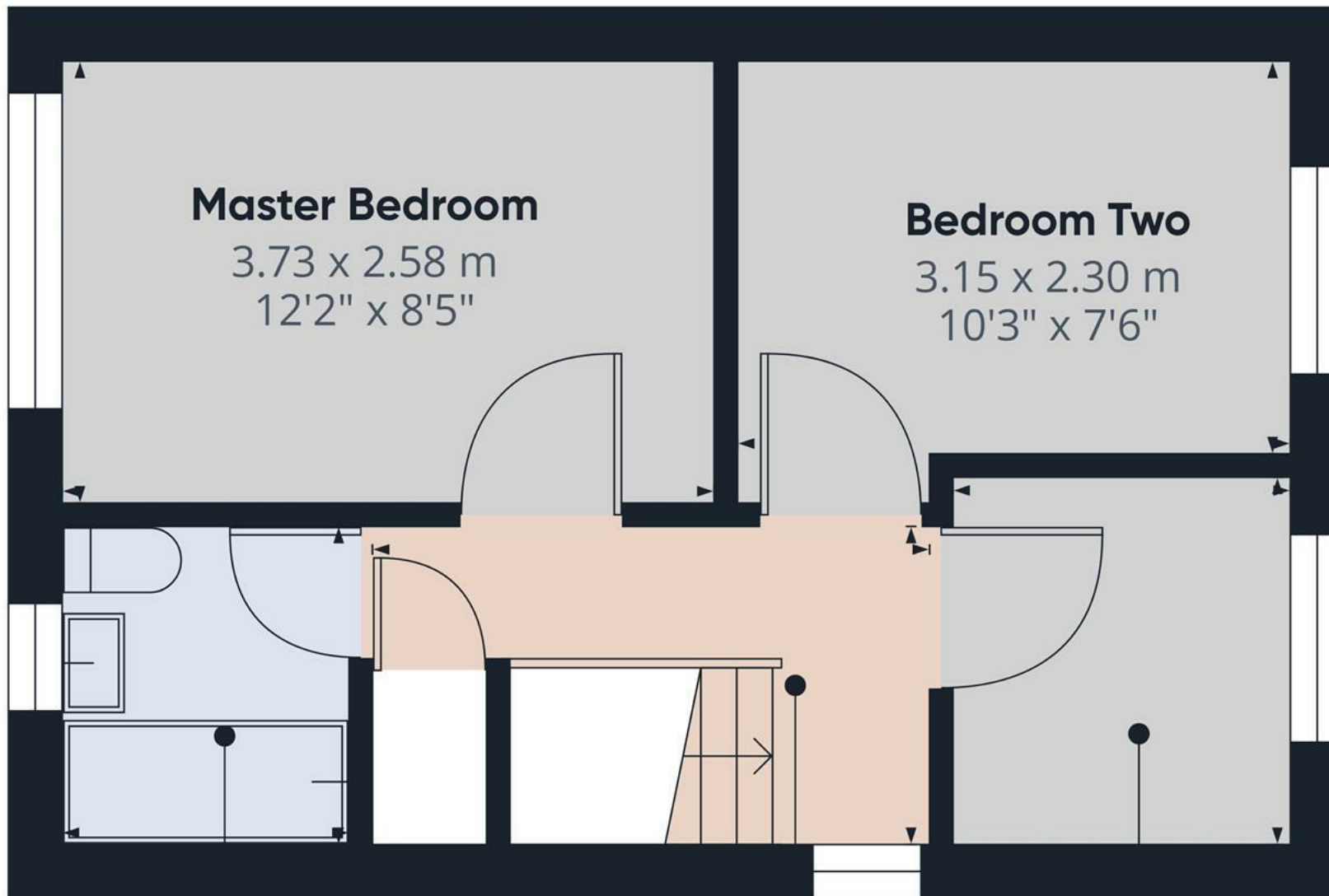
72.02 m<sup>2</sup>

775.22 ft<sup>2</sup>

Excluding balconies and terraces

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

GIRAFFE360



### Master Bedroom

3.73 x 2.58 m  
12'2" x 8'5"

### Bedroom Two

3.15 x 2.30 m  
10'3" x 7'6"

### Bathroom

1.68 x 1.88 m  
5'6" x 6'1"

### Landing

3.20 x 1.89 m  
10'5" x 6'2"

### Bedroom Three

1.98 x 2.15 m  
6'6" x 7'0"

### Approximate total area<sup>00</sup>

28.39 m<sup>2</sup>  
305.64 ft<sup>2</sup>

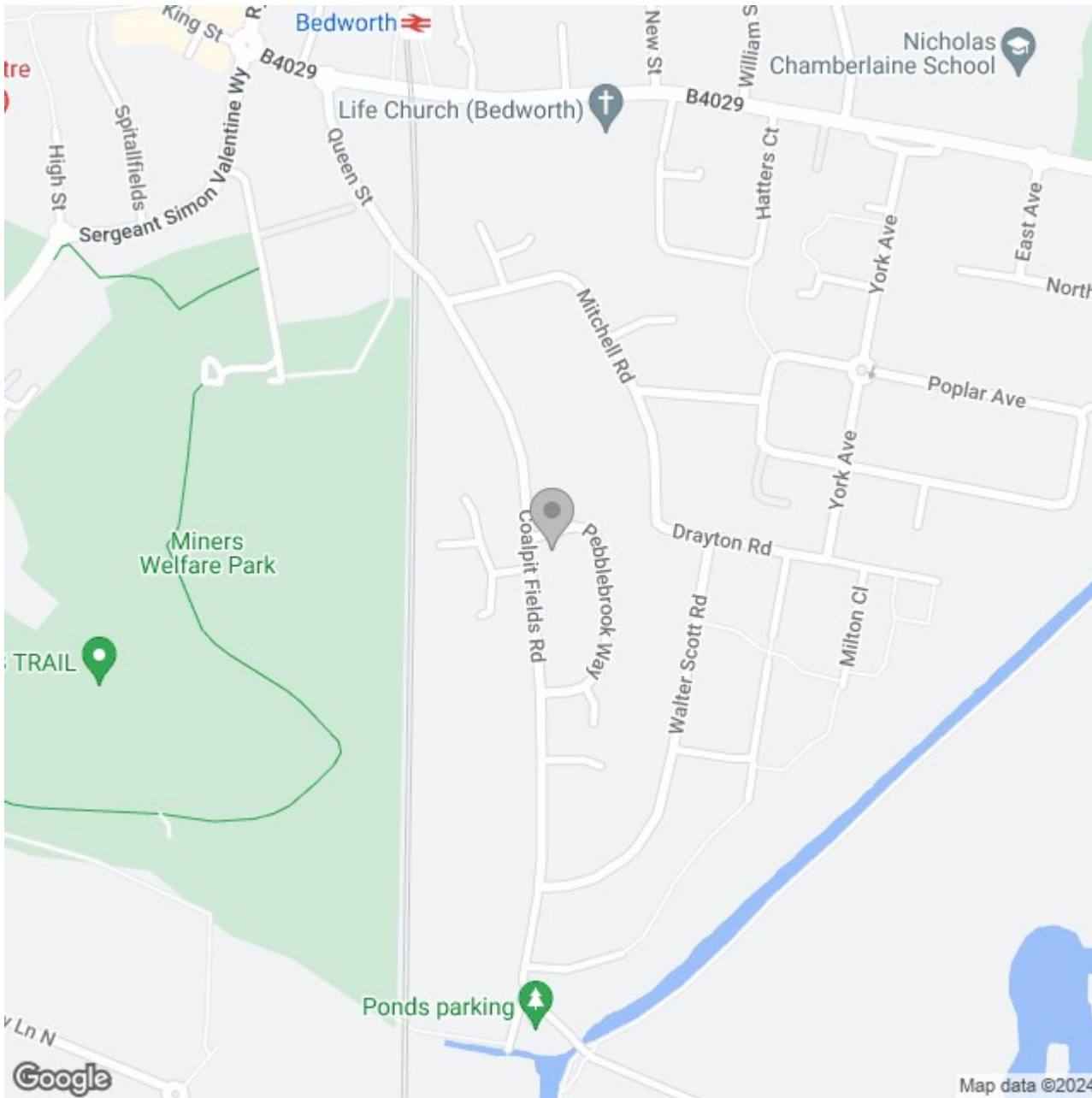
Excluding balconies and terraces.

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

GIRAFFE360

Floor 1





## Energy Efficiency Rating

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