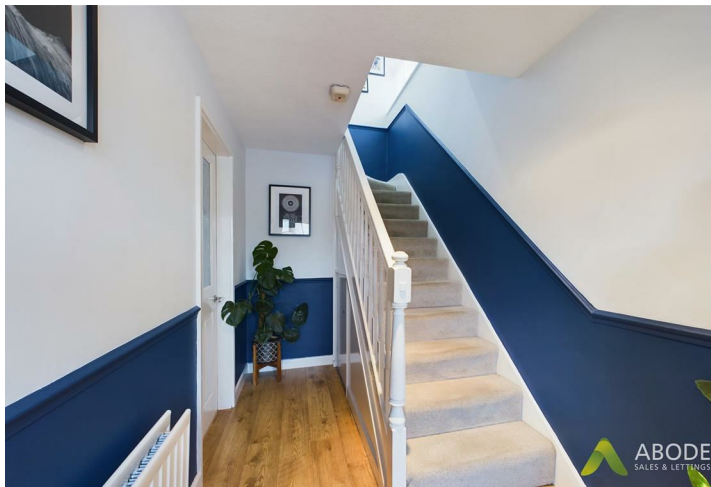






A beautifully appointed three bedroom semi detached home, situated within a popular location, having good access to a range of local amenities and transport links. The property benefits from a large open plan lounge diner, three well proportioned bedrooms, a modern three piece bathroom and a garage with parking facility. Viewing is highly recommended strictly via appointment only.



Entrance hall

With central heating radiator, under stairs storage cupboard, stairs rising to the first floor and a door leading to:

Lounge Diner

With a central heating radiator, double glazed upvc window to the front elevation, double glazed French doors leading to the conservatory and a door leading to:

Kitchen

With a selection of matching wall and base units having a roll edge preparation work surface with under counter drawers, one and a half bowl sink with mixer tap and drainer, space for washing machine, four ring gas hob, electric oven, double glazed upvc window to the rear elevation and a upvc double glazed rear access door.

Conservatory

With double glazed upvc windows to the rear and side elevation and double glazed French doors leading out onto the garden.

First floor landing

With a double glazed upvc window to the side elevation and doors leading off to:

Master bedroom

With central heating radiator, double glazed upvc window to the rear elevation and built in sliding wardrobes.

Bedroom Two



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

Bedroom Three

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

Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap and gravity shower over, heated ladder towel rail and recessed spotlighting.

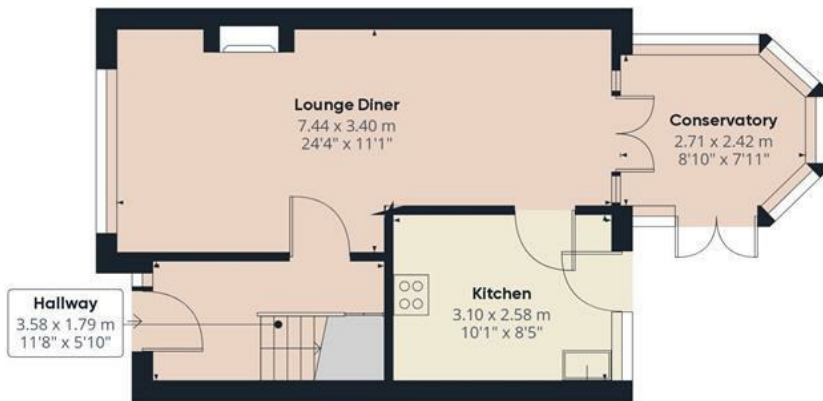












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

101.9 m²
1096.82 ft²

Reduced headroom

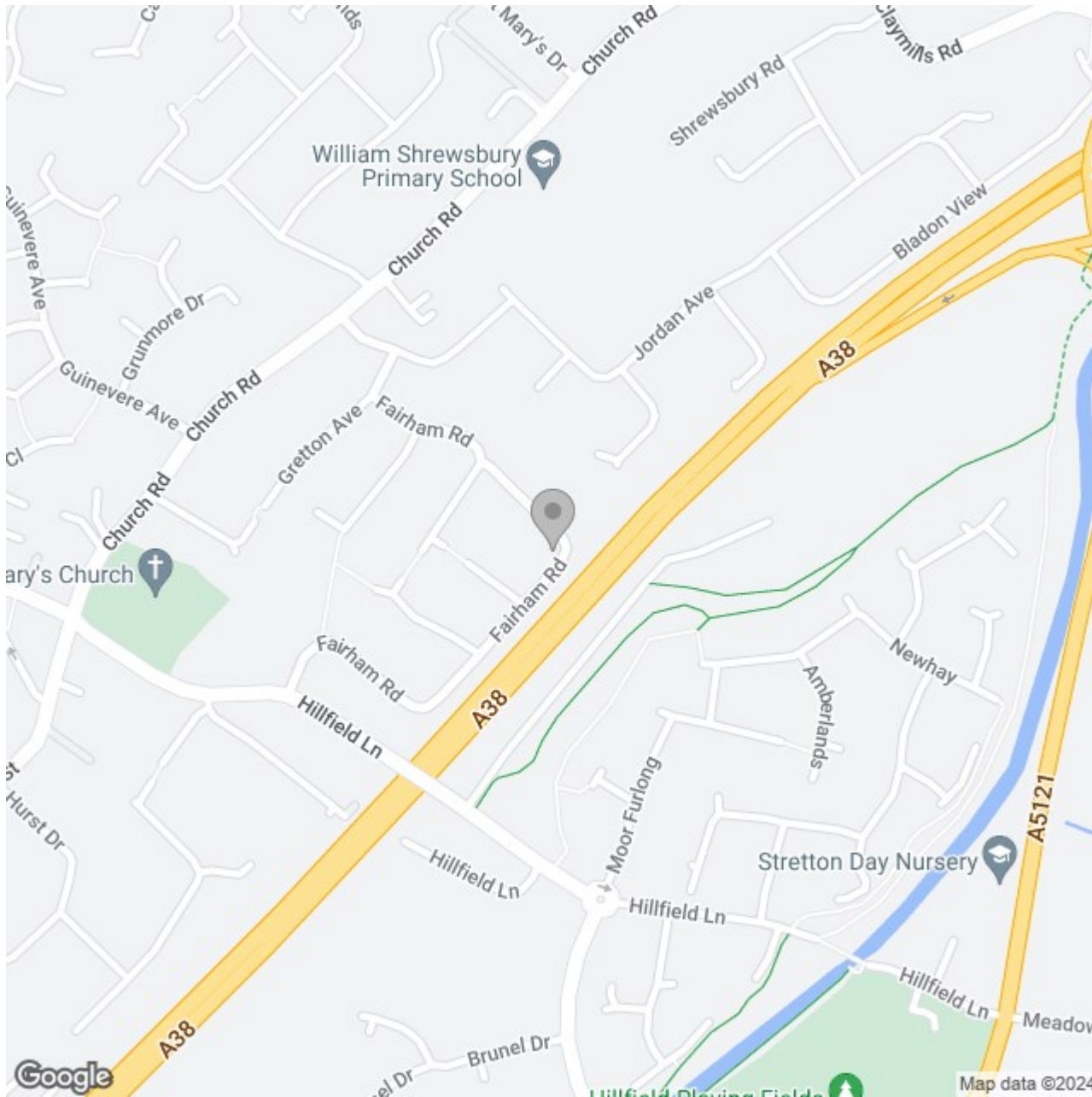
1.21 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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



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	