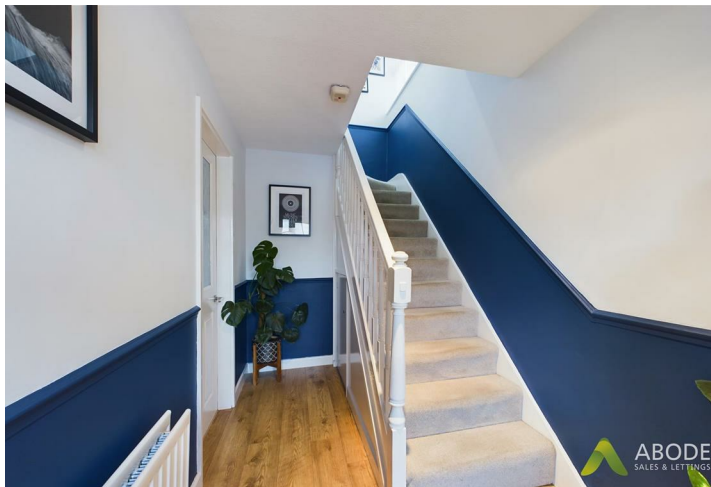








A beautifully appointed three bedroom semi detached home, situated within a popular location, having good access to a range of local amenities and transport links. The property benefits from a large open plan lounge diner, three well proportioned bedrooms, a modern three piece bathroom and a garage with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



ABODE  
SALES & LETTINGS

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.



ABODE  
SALES & LETTINGS





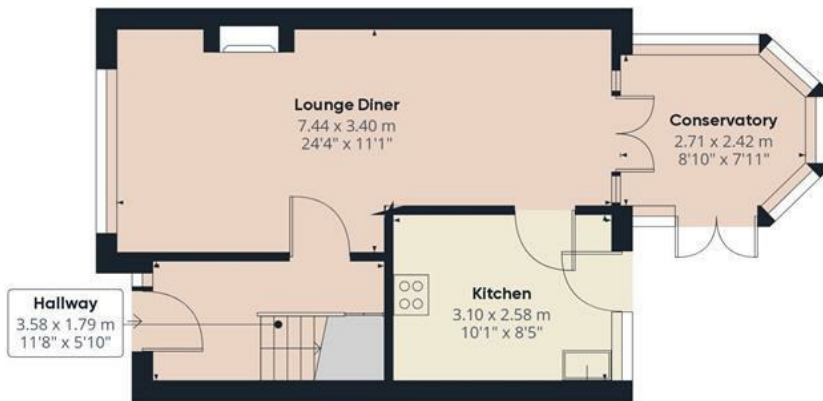












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

101.9 m<sup>2</sup>  
1096.82 ft<sup>2</sup>

**Reduced headroom**

1.21 m<sup>2</sup>  
13 ft<sup>2</sup>

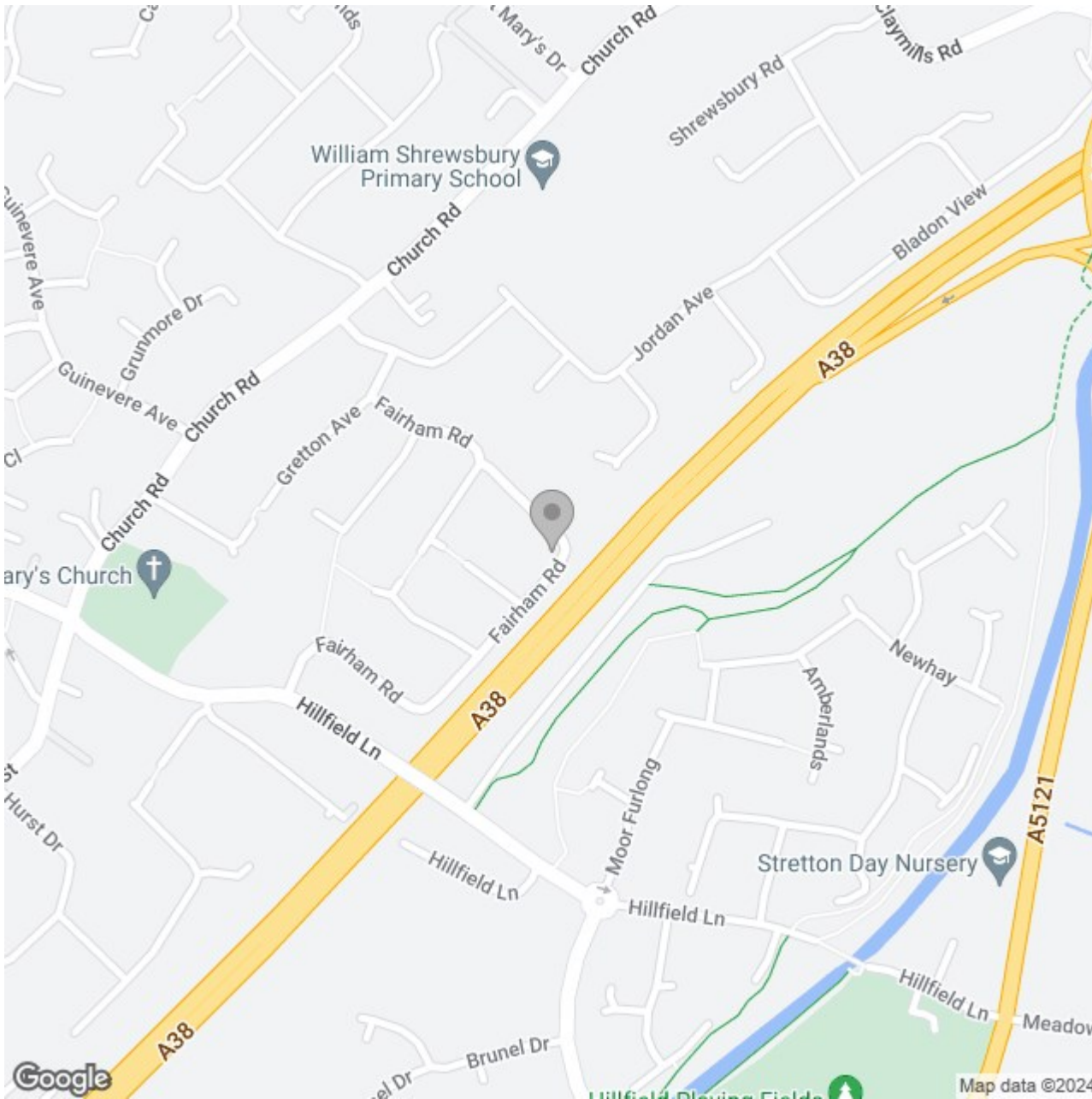
(1) Excluding balconies and terraces.

⊞ 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>57</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	