





**** GREAT FAMILY HOME
WITH NO UPWARD CHAIN

**** ALSO AN IDEAL
INVESTMENT
OPPORTUNITY ****

Entrance hall, lounge and
dining room with double
doors onto the garden,
fitted kitchen, three
bedrooms and a
bathroom. Front and rear
gardens, ample parking.
VIEWING APPOINTMENT
HIGHLY RECOMMENDED



 **ABODE**
SALES & LETTINGS

HALL

Stairs to the first floor and door to -

LOUNGE

Upvc double glazed window to the front, radiator and open through to -

DINING ROOM

Upvc double glazed doors onto the garden, radiator and door to the kitchen.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit, space for a cooker, fridge freezer, plumbing and space for a washing machine. Under stairs storage cupboard, upvc double glazed window to the rear and a door to the side.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BATHROOM

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

OUTSIDE

Front lawn and a large drive for ample cars. Gated access into the enclosed rear garden with lawn and patio.



 **ABODE**
SALES & LETTINGS

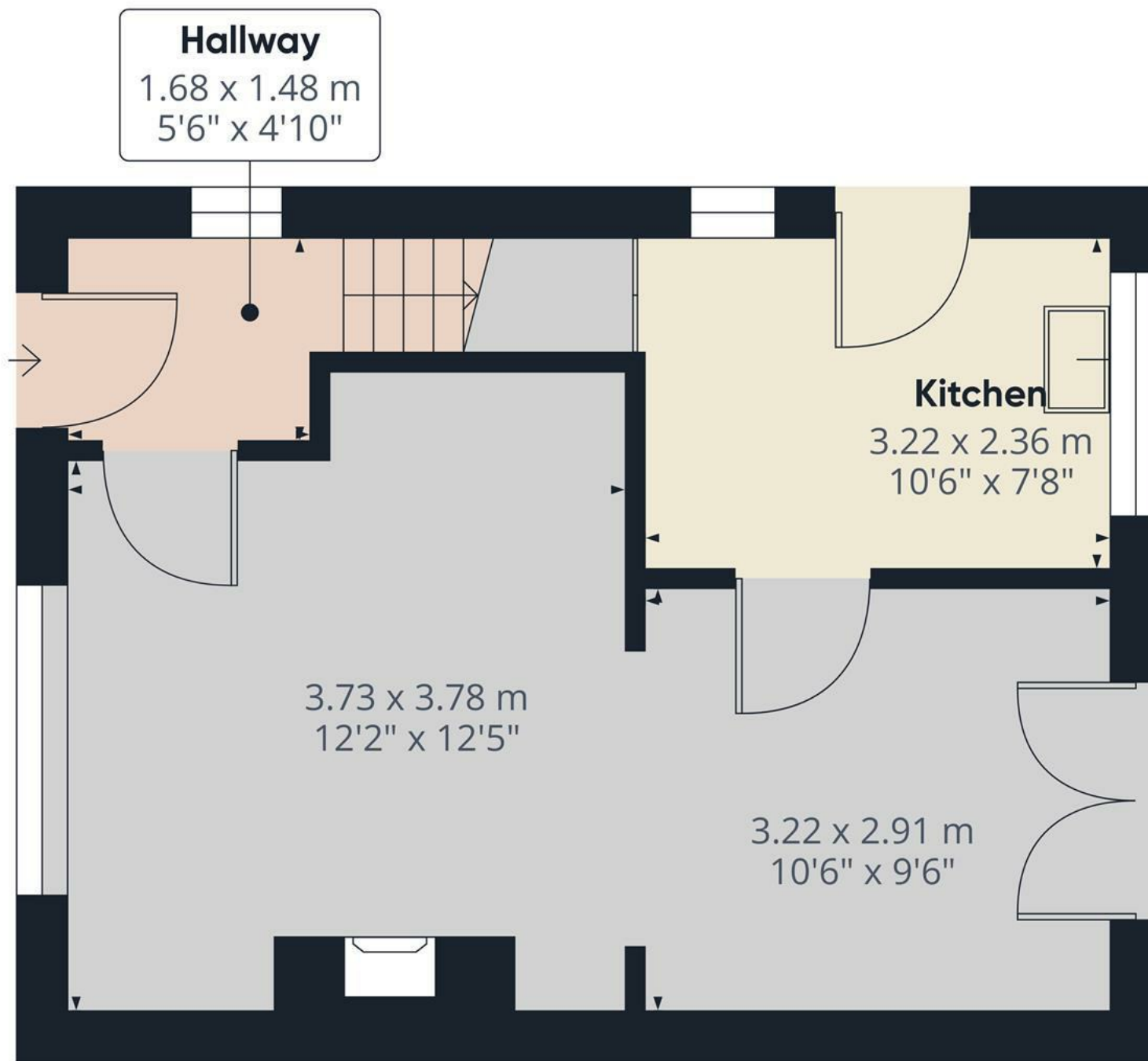


 **ABODE**
SALES & LETTINGS







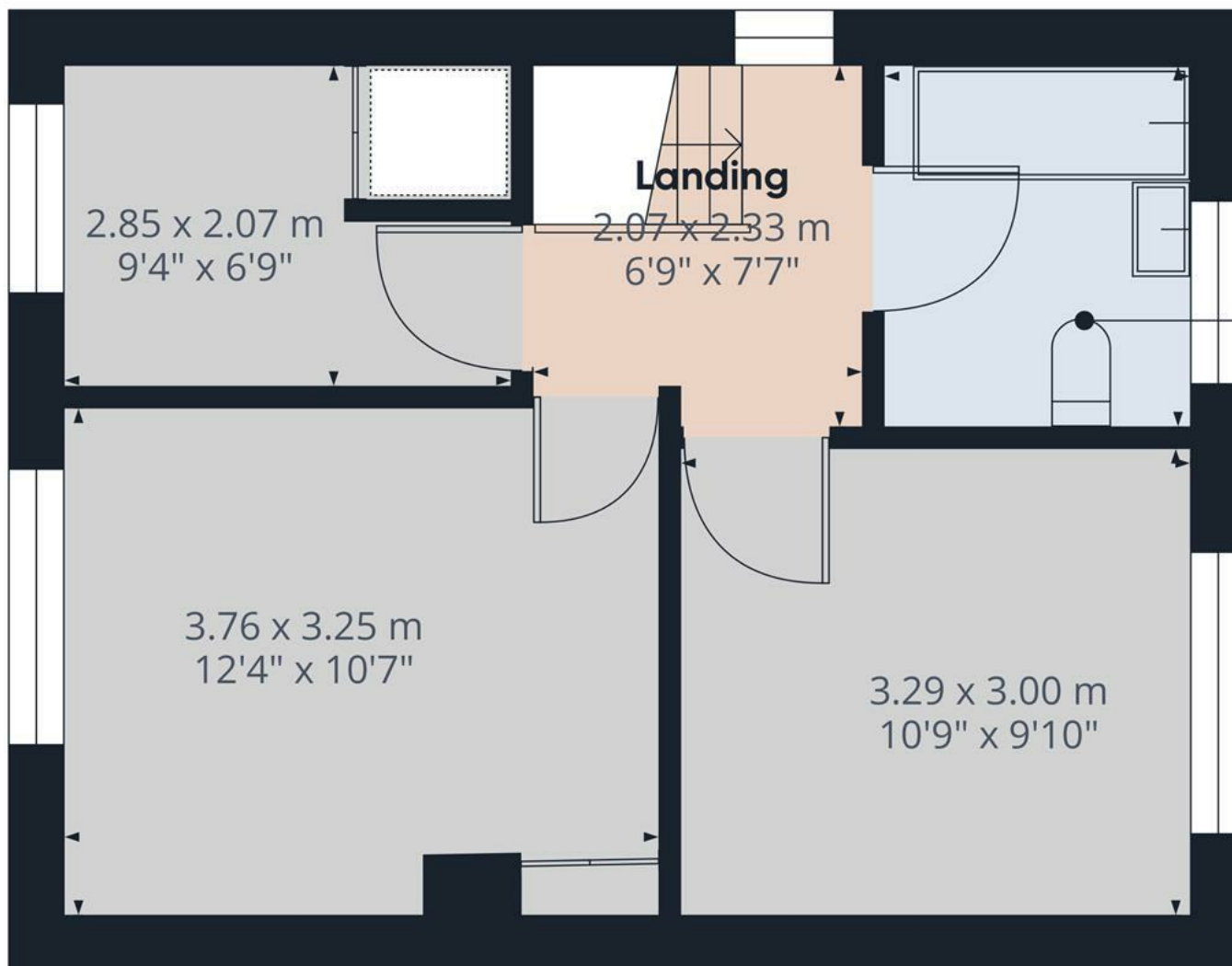


Floor 0

Approximate total area⁽¹⁾
37.14 m²
399.81 ft²

(1) 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.



Bathroom
1.90 x 2.33 m
6'2" x 7'7"

Approximate total area⁽¹⁾

34.59 m²

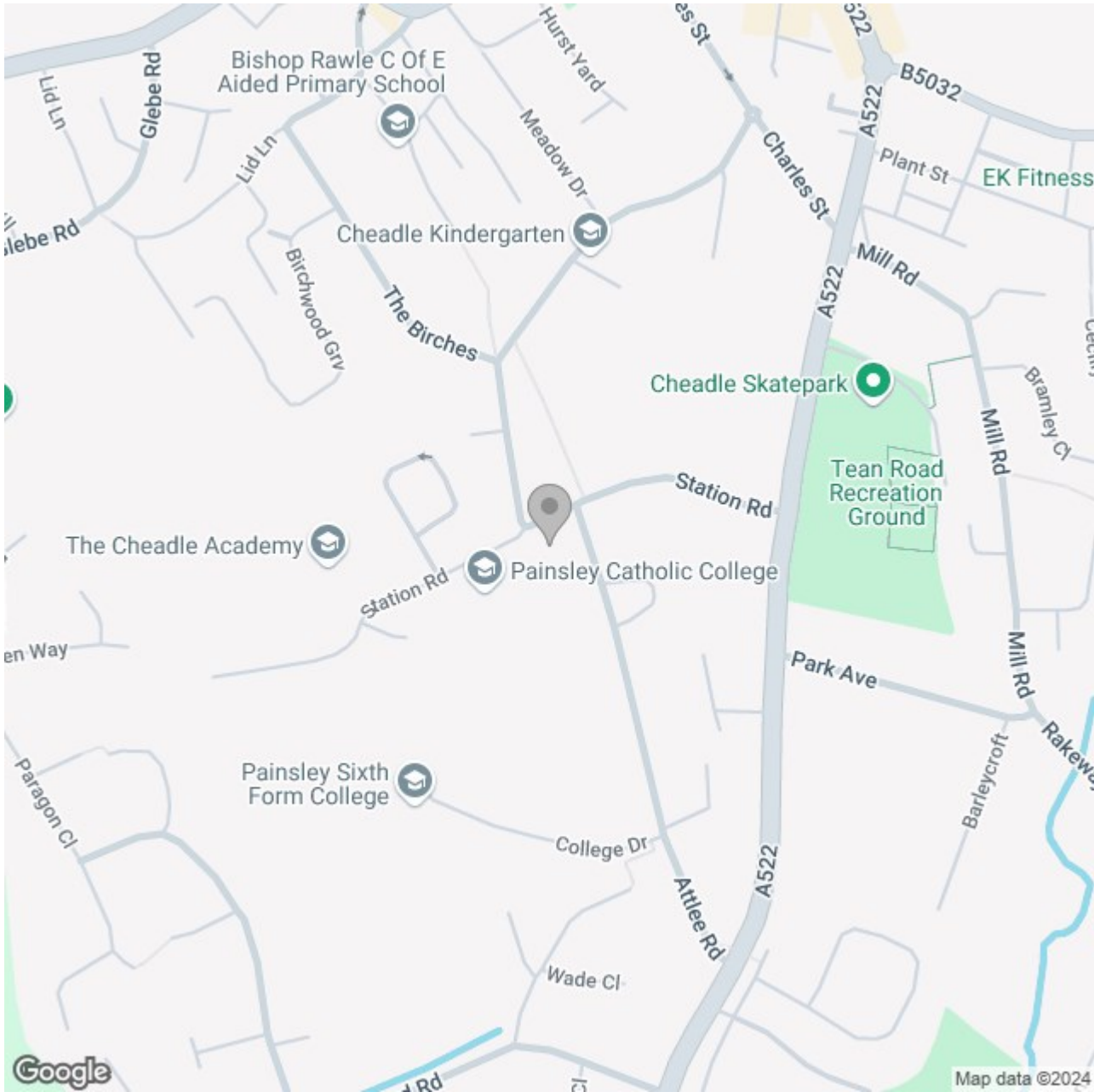
372.32 ft²

(1) Excluding balconies and terraces.

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GIRAFFE360

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(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	