





 **ABODE**
SALES & LETTINGS

A rare opportunity to obtain a three bedroom detached property, situated within a popular residential area having good access to a range of local amenities and transport links. The property benefits from two reception rooms, a large garden, three double bedrooms and a family bathroom. Viewing is highly recommended strictly via appointment only.



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Accommodation

Entrance hallway

With doors leading off to:

Living room

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

Inner hallway

With central heating radiator, stairs rising to the first floor and doors leading off:

Dining room

With central heating radiator and a double glaze UPVC window to the rear elevation.

Conservatory

with central heating radiator double glaze UPVC window to the side and rear elevation double glazed upvc rear access door.

Kitchen

With a selection of matching wall and base units having a roll edge Laminate preparation work surface, single sink with mixer tap and drainer, four ring gas hob with electric oven below, under counter drawers tiled splash back, space for washing machine door leading to stairs descending to the seller and doors leading off to double glaze window to the side and rear elevation.

First floor landing

With central heating radiator attach and doors leading off to:



bedroom two

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

bathroom

With a three-piece suite comprising bath with mixer tap and handset, tiled splashback's, wash hand basin with mixer tap and vanity unit below, low level WC, central eating radiator, UPVC window to the front elevation.

Bedroom three





With central heating radiator and a double glazed UPVC window to the side elevation.

Master bedroom

With central heating radiator and UPVC window to the front elevation.

Outside

The outside of the property to the front elevation features a fore garden providing low bricked wall and pedestrian gateway. The rear elevation offers a large garden.



Floor 0



Floor 1

Approximate total area⁽¹⁾

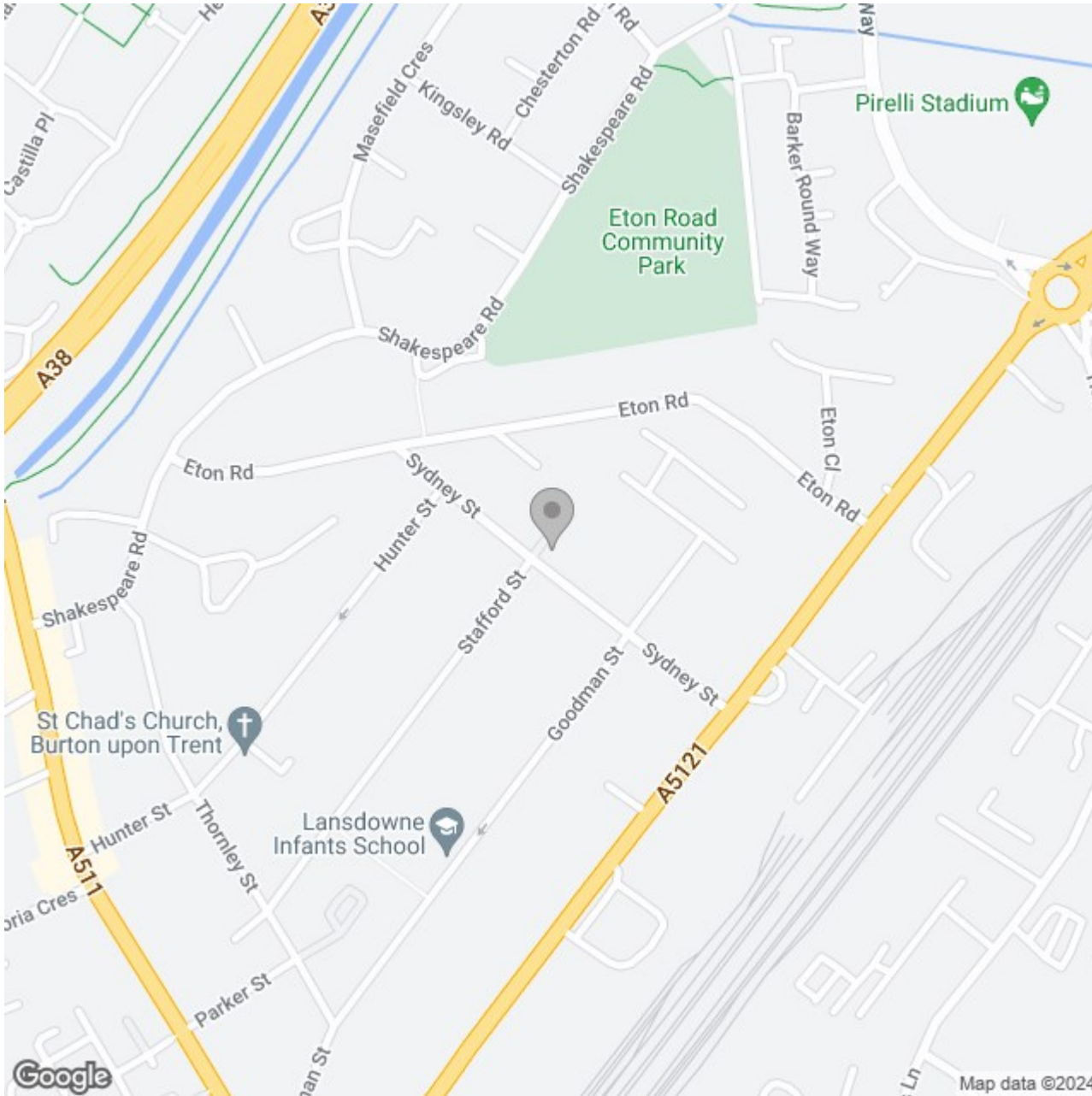
100.48 m²

1081.56 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.

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	