



ABODE  
PROPERTY SERVICES



Great opportunity with plenty of potential to improve and extend subject to the necessary planning permissions. Located in a quiet cul de sac position, offering a hall and cloakroom, lounge through to dining area with doors onto the garden, kitchen and a utility room. Three first floor bedrooms and a bathroom. Ample parking to the front, single garage and an enclosed rear garden. NO CHAIN.



## HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc wash hand basin. radiator and window.

## LOUNGE

Window to the front, radiator, under stairs store cupboard and arch to -

## DINER

Patio doors onto the garden, radiator and door to the kitchen.

## KITCHEN

Fitted units with work surfaces and sink unit, window and doors to the utility room.

## UTILITY

Fitted units, work surfaces, sink unit window and door to the garden.

## FIRST FLOOR LANDING

Window to the side and doors to -

## BEDROOM

Window and radiator.

## BEDROOM

Window and radiator.

## BEDROOM

Window and radiator.



## BATHROOM

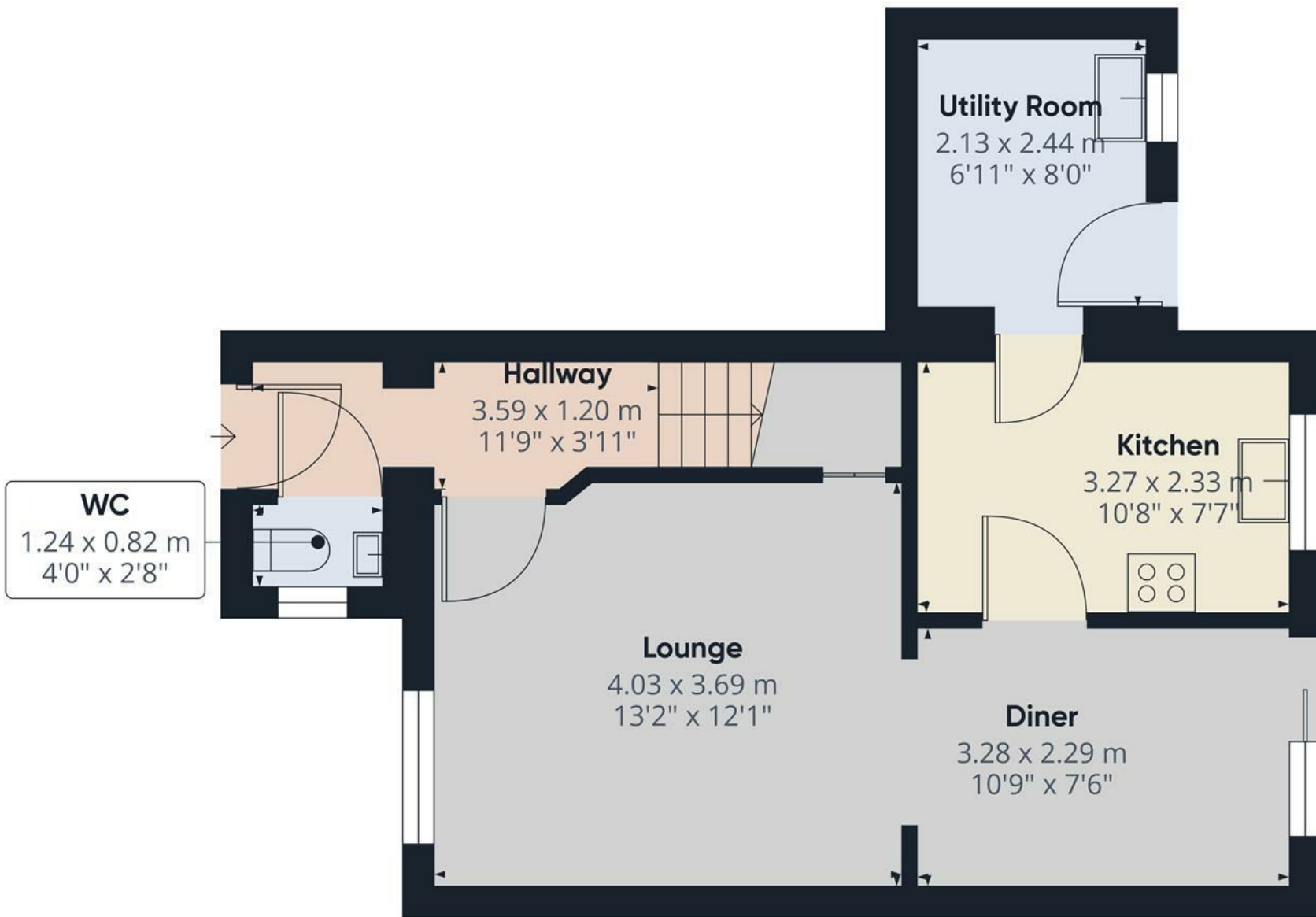
Panel enclosed bath, wash hand basin, low flush wc, radiator and window.

## OUTSIDE

Ample parking to the front and side, single garage with up and over door and side gated access to the rear garden. The rear garden is paved and stoned.







Approximate total area<sup>(1)</sup>  
42.31 m<sup>2</sup>  
455.42 ft<sup>2</sup>

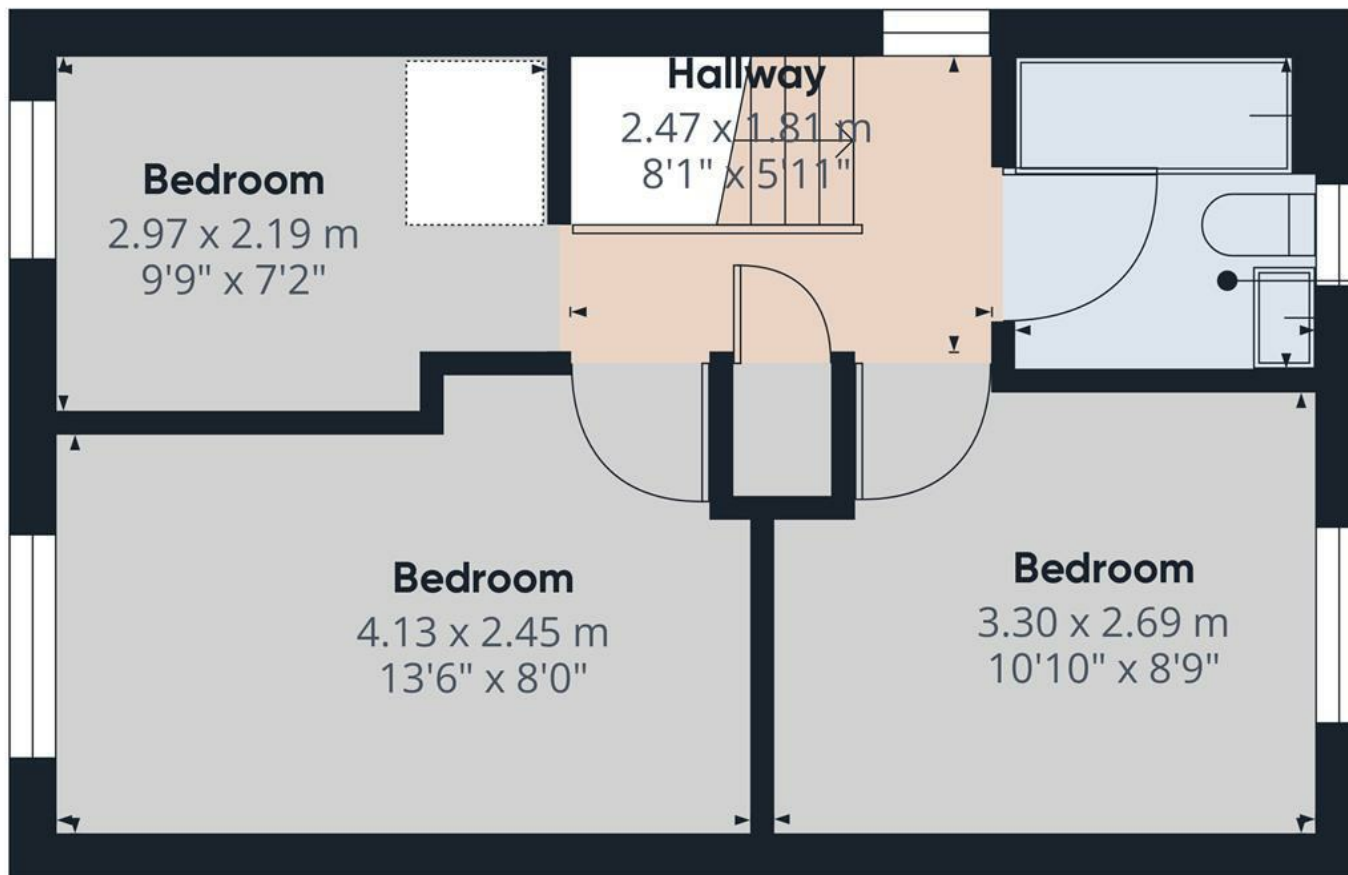
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0



**Bathroom**  
1.85 x 1.94 m  
6'0" x 6'4"

**Approximate total area<sup>(1)</sup>**  
31.49 m<sup>2</sup>  
338.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

