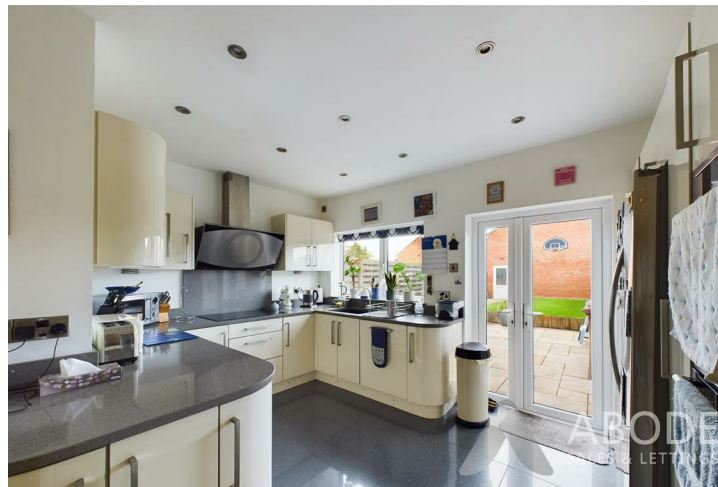






A traditional bay fronted semi detached house, extended and improved by the current owners. The property has been renovated to a high specification and boasts interior accommodation comprising of entrance hall, living room, breakfast room leading to extended high quality kitchen, utility, first floor landing, three double bedrooms with luxury family bathroom. Off road parking and low maintenance garden with an incredible detached double garage with games room or ancillary accommodation above.





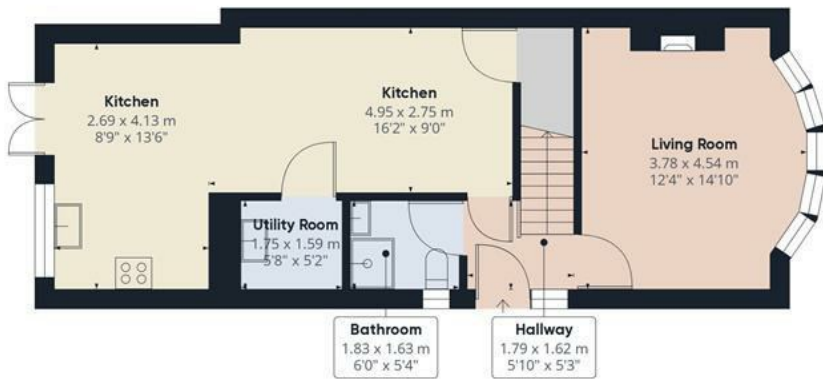
ABODE
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

169.92 m²
1829.01 ft²

Reduced headroom

0.87 m²
101.07 ft²

(1) Excluding balconies and terraces

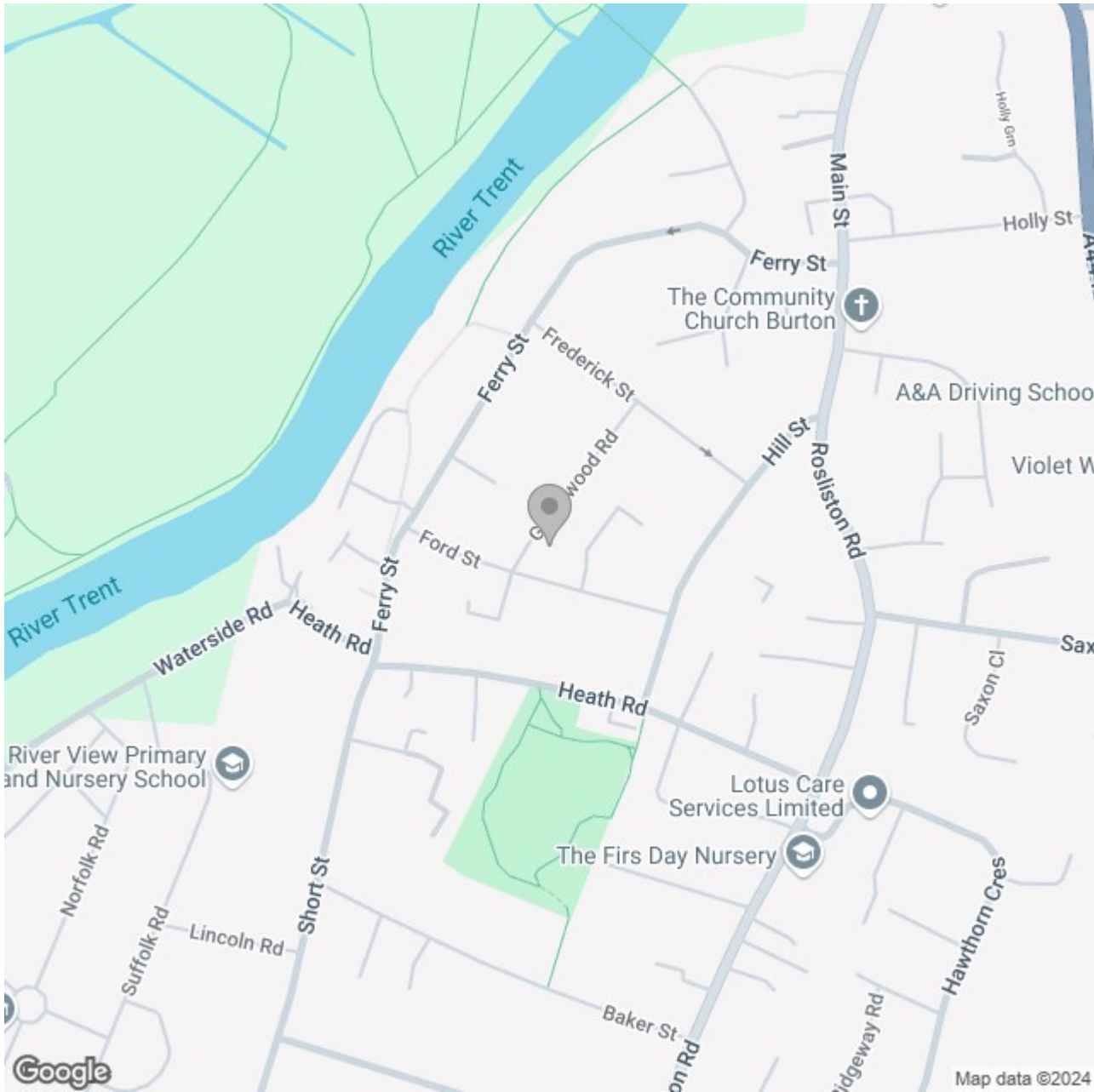
Reduced headroom

..... Below 1.5 m/5 ft

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.

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	