





With NO UPWARD CHAIN A traditional bay-fronted terraced home located in a highly desirable area , featuring UPVC double glazing and gas central heating. This well-maintained property offers an entrance hall, lounge, separate dining room, a fully fitted kitchen, guest cloakroom/WC/utility room, two spacious double bedrooms, and a fully fitted bathroom. Outside, there is an enclosed rear garden. Viewing is highly recommended to fully appreciate the quality of this home. Viewings are by appointment only.



 **ABODE**  
SALES & LETTINGS







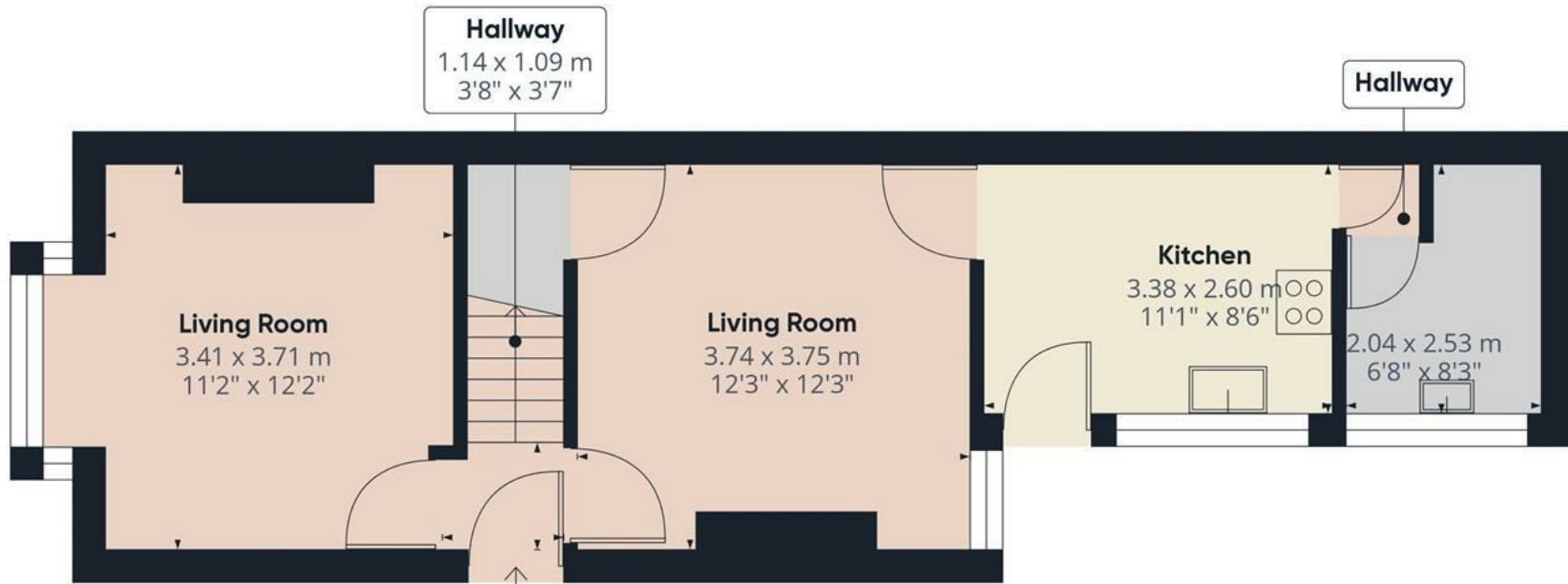




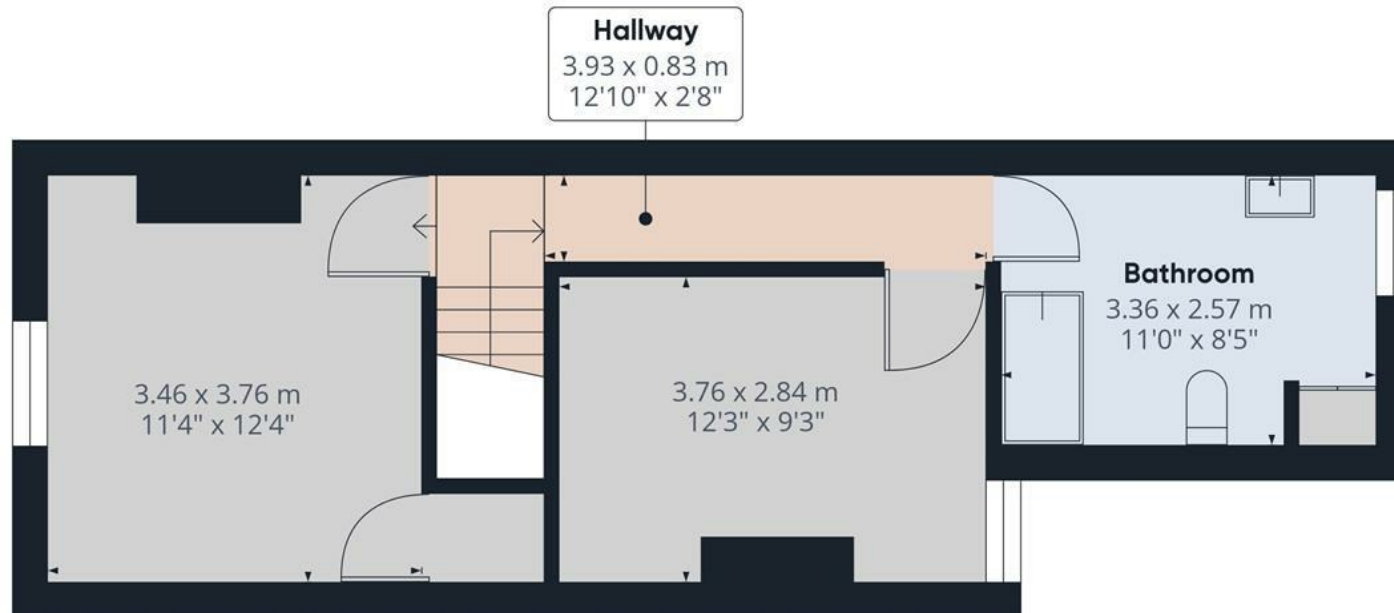








Floor 0



Floor 1

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

79.99 m<sup>2</sup>  
861.01 ft<sup>2</sup>

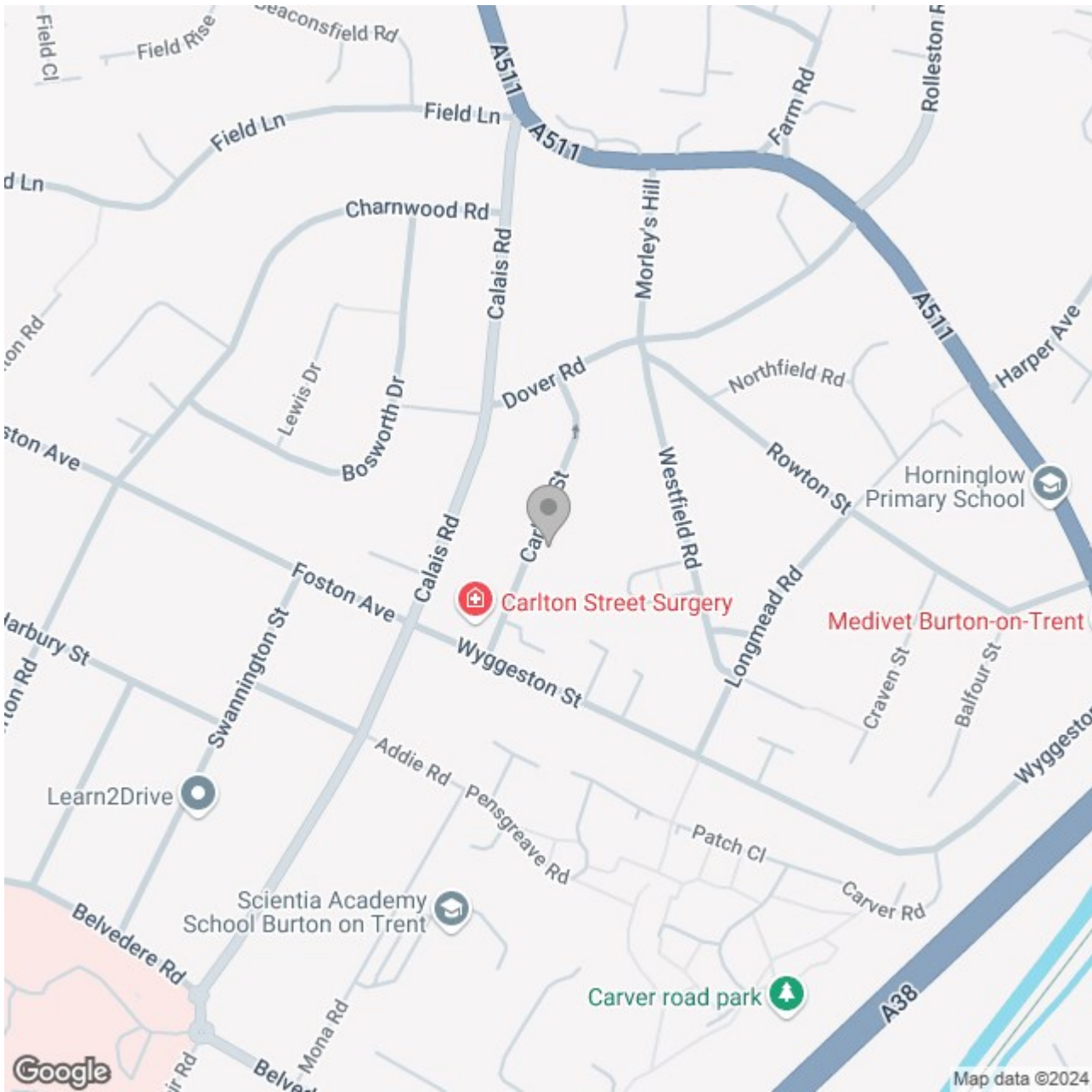
(1) Excluding balconies and terraces

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.

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>                            |                            |   |
| (55-68) <b>D</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<br>2002/91/EC |  |