

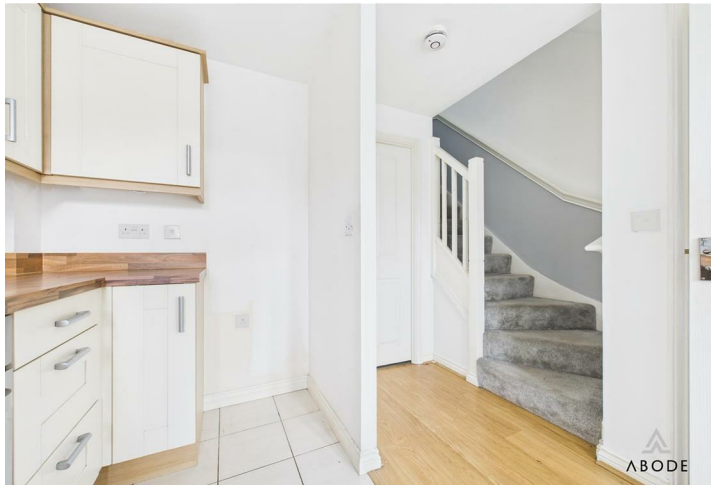






OFFERED FOR SALE WITH NO UPWARD CHAIN Abode Estate Agents are delighted to present this well-presented two-bedroom end town house, offering three off-road parking spaces and modern accommodation throughout.

The property features a WC with tiled flooring and a corner pedestal basin, a bright kitchen with integrated appliances and wood block effect work surfaces, and a spacious lounge with French doors leading to the rear patio and under-stairs storage. Upstairs, the master bedroom includes two front-facing windows and a storage cupboard, while the second bedroom boasts built-in wardrobes. The bathroom is fitted with a contemporary three-piece suite, including a bath with shower over and complementary tiling.



Ideal for first-time buyers or small families, this stylish home is ready to view—contact Abode Estate Agents today.

  
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SALES & LETTINGS

### Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, low-level WC with continental flush, central heating radiator, corner wash hand pedestal basin with tiled splashback, central heating radiator, tiled flooring and electrical consumer unit.

### Kitchen

With a UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with wood block effect drop edge preparation work surfaces. A range of integrated appliances include a four ring stainless steel gas hob, oven/grill, built in extractor, stainless steel sink and drainer with mixer tap, space for further freestanding and plumbing space for undercounter white goods, in housing is the central heating combination gas boiler.

### Lounge

With a set of UPVC double glazed French doors leading to the rear patio, TV aerial point, useful under stairs storage cupboard and two central heating radiators.

### Landing

With access to loft space via loft hatch, smoke alarm, internal doors leading to:

### Bedroom One

Having 2x UPVC double glazed windows to the front elevation, useful over stairs storage cupboard and central heating radiator.

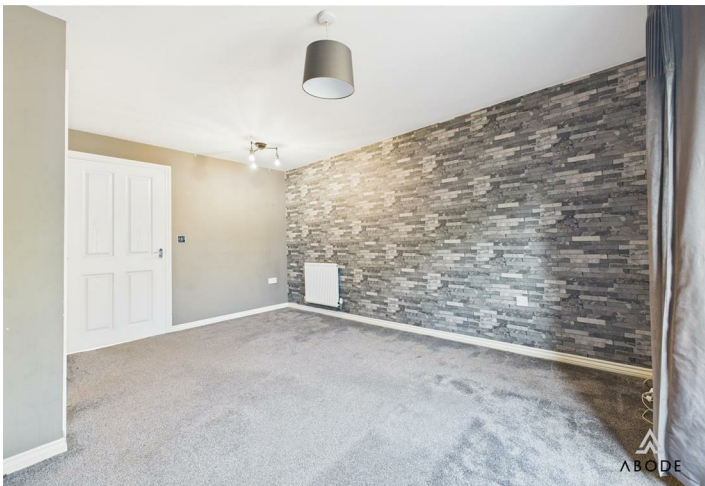


### Bathroom

Featuring a three-piece bathroom suite comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, panelled bath unit with shower over and complementary tiling to wall coverings, tiled flooring throughout, extractor fan and central heating radiator.







## Bedroom Two

With a UPVC double glazed window to the rear elevation, a range of built-in fitted wardrobes comprising of hanging rails and shelving, TV aerial point and central heating radiator.

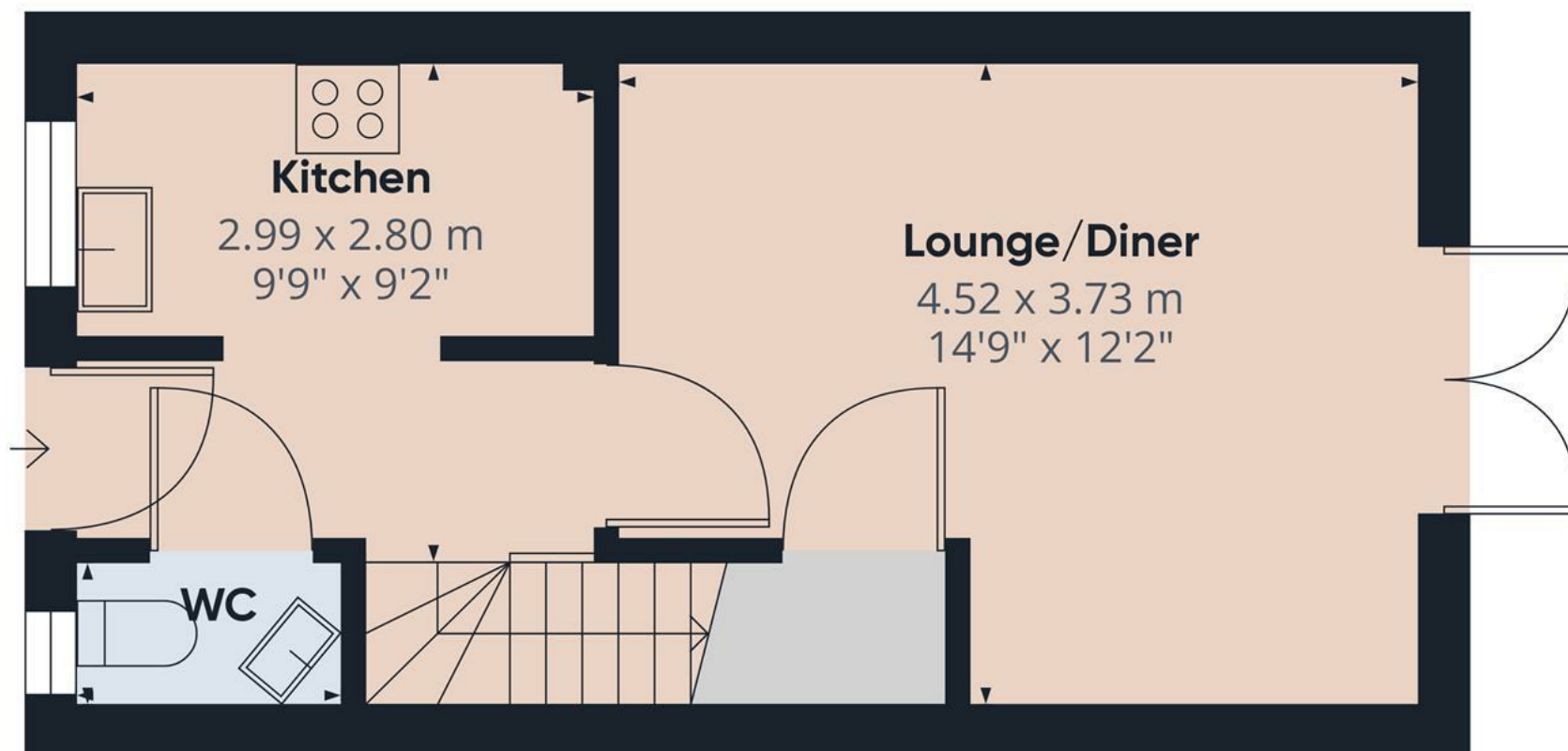
## Estate Charges

We are advised that there is an annual charge of approximately £150.00 is payable to the Management Company for the up keep to the land at the front of the property and the play park area on Levett Grange.









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

27.32 m<sup>2</sup>

294.06 ft<sup>2</sup>

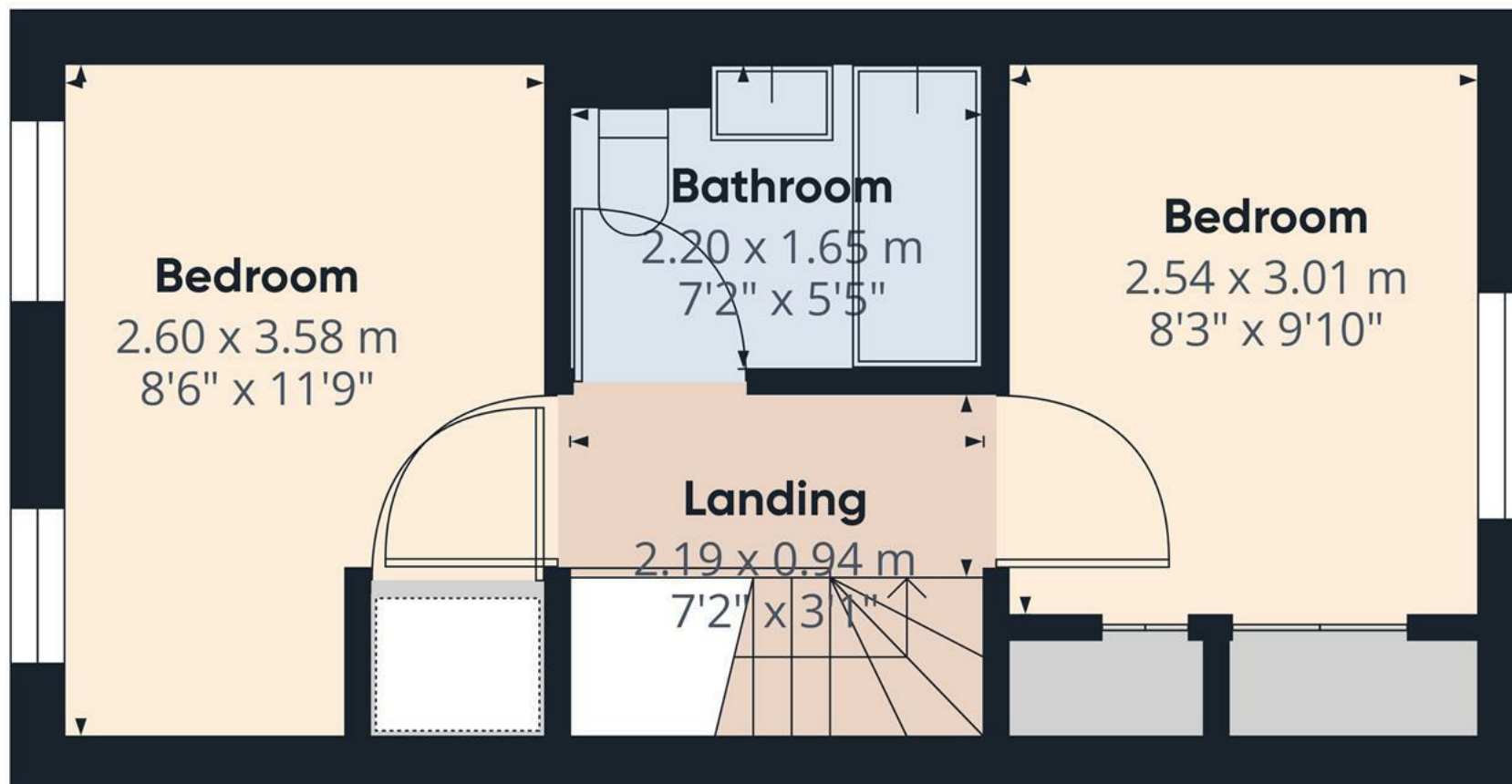
(1) Excluding balconies and terraces

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

Floor 0



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

23.03 m<sup>2</sup>

247.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

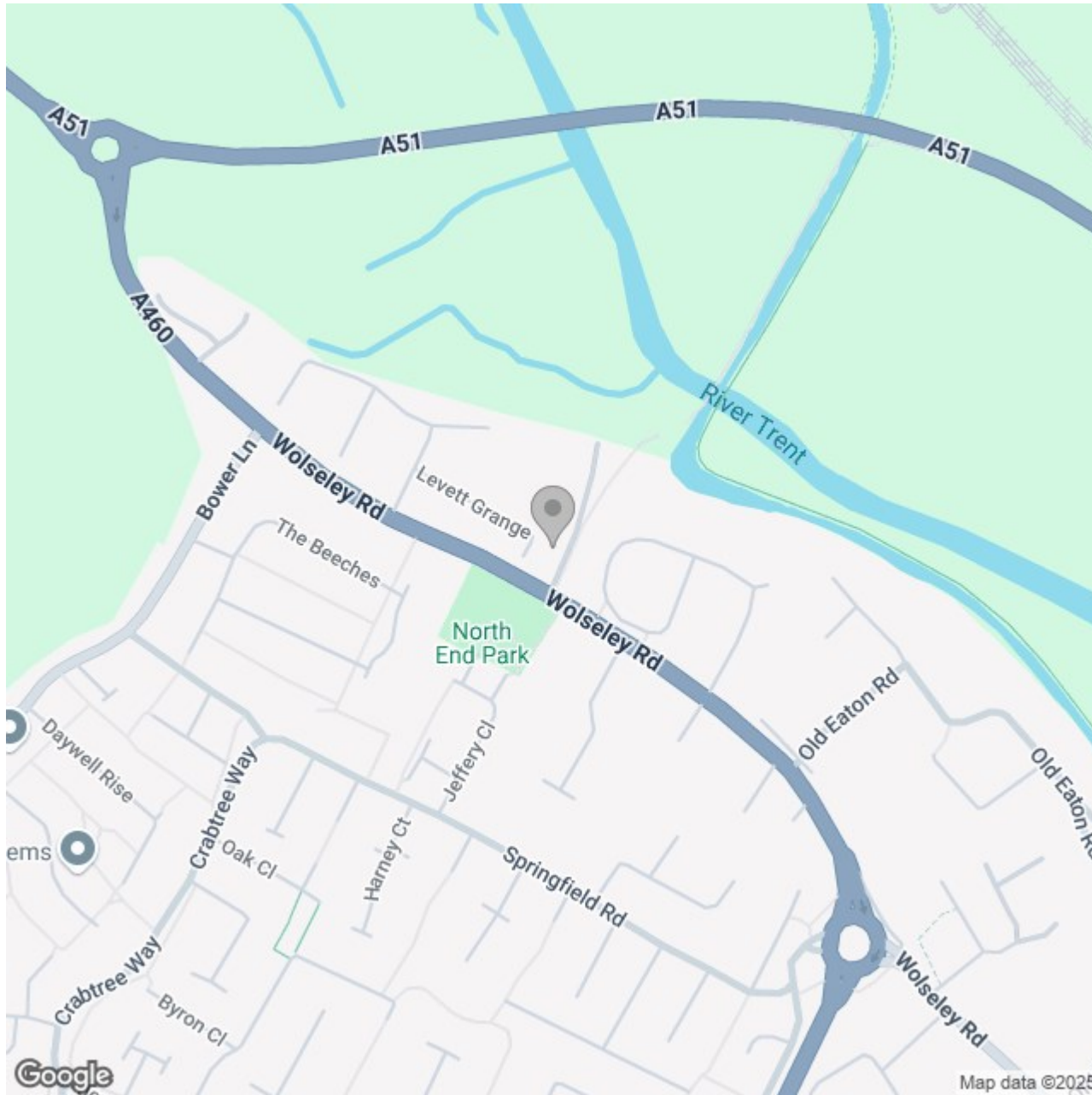
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Floor 1





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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 2002/91/EC 