







\*\*\*\* FULLY MODERNISED  
 \*\*\*\*\* CONVERTED LOFT  
 ROOM \*\*\*\* This is an  
 immaculate period property  
 with good size rooms and  
 high ceilings. In brief the  
 property offers a storm  
 porch and a hallway, lounge  
 and a dining room, guest  
 cloakroom/wc, fitted  
 breakfast kitchen with doors  
 onto the garden. Two first  
 floor bedrooms and a  
 bathroom with both bath  
 and shower. Converted loft  
 room and an enclosed rear  
 garden. VIEWING IS HIGHLY  
 RECOMMENDED.





## HALL

Storm porch with entrance door into hall, radiator, stairs to the first floor and doors to -

## LOUNGE

Feature fireplace, radiator and upvc double glazed window.

## DINING ROOM

Upvc double glazed window to the rear, radiator, doors to the cloakroom and kitchen.

## CLOAKROOM

Low flush wc, wash hand basin, radiator, upvc double glazed window and under stairs storage area.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces, breakfast bar and ceramic sink and drainer unit. Fitted oven and hob, space for a fridge freezer, plumbing and space for a washing machine. Radiator, upvc double glazed windows, door to the side and double doors into the garden.

## FIRST FLOOR LANDING

Upvc double glazed window to the rear, storage cupboard, stairs to the converted loft.



## BEDROOM

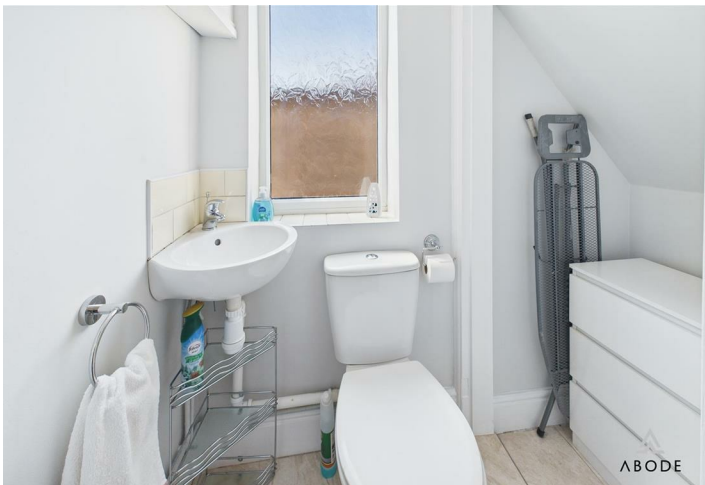
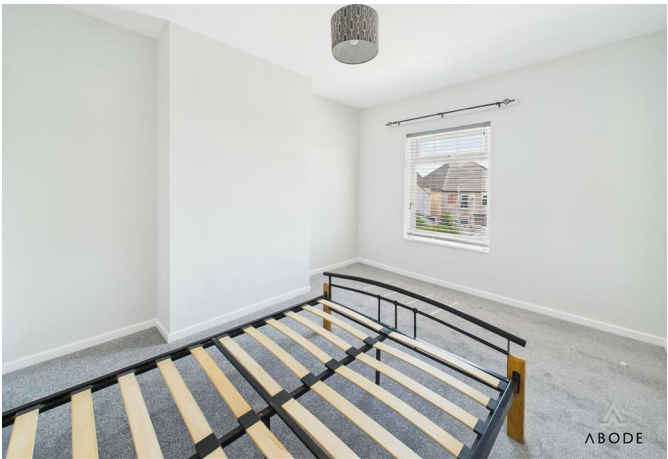
Upvc double glazed window to the rear and radiator.

## BEDROOM

Upvc double glazed window to the front and radiator.









### BATHROOM

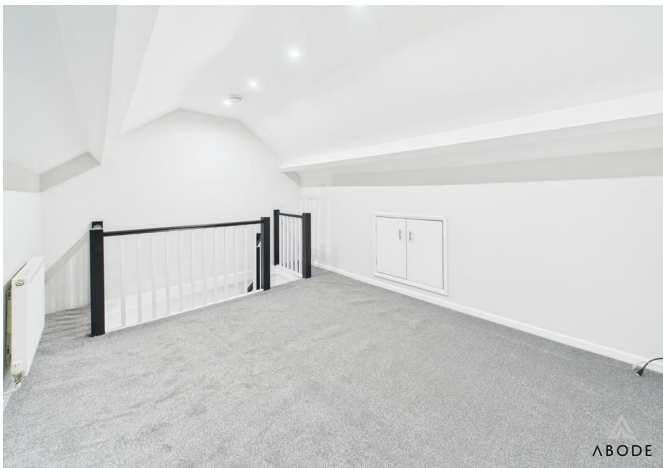
Free standing bath, corner shower cubicle, wash hand basin, low flush wc, chrome heated towel radiator and upvc double glazed window.

### LOFT ROOM

Converted loft with spot lights and doors into the eaves storage.

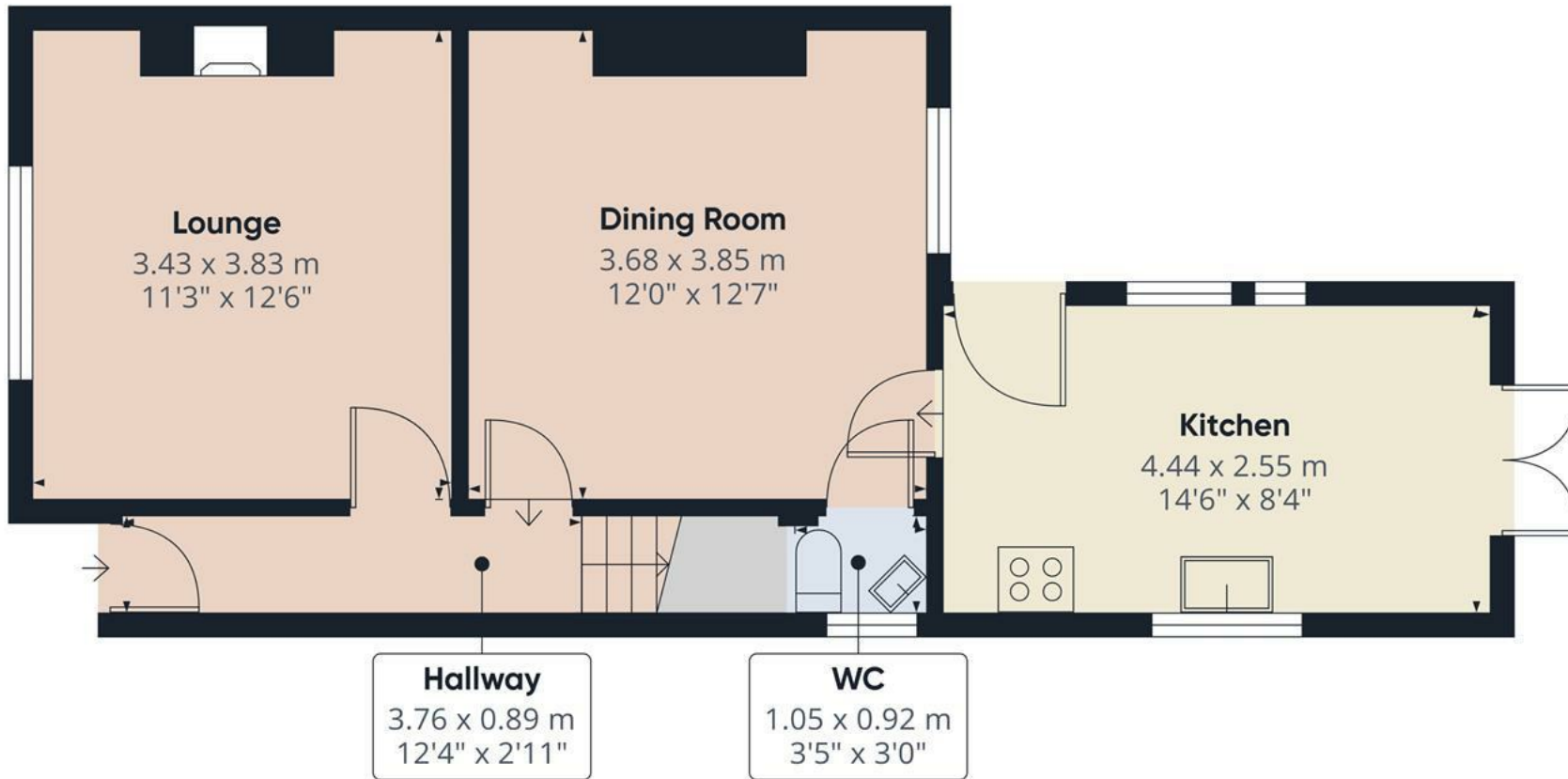
### OUTSIDE

Enclosed rear garden to up the Planters , also having a decked patio, lawn, pebble seating area and garden shed.









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

43.8 m<sup>2</sup>  
472 ft<sup>2</sup>

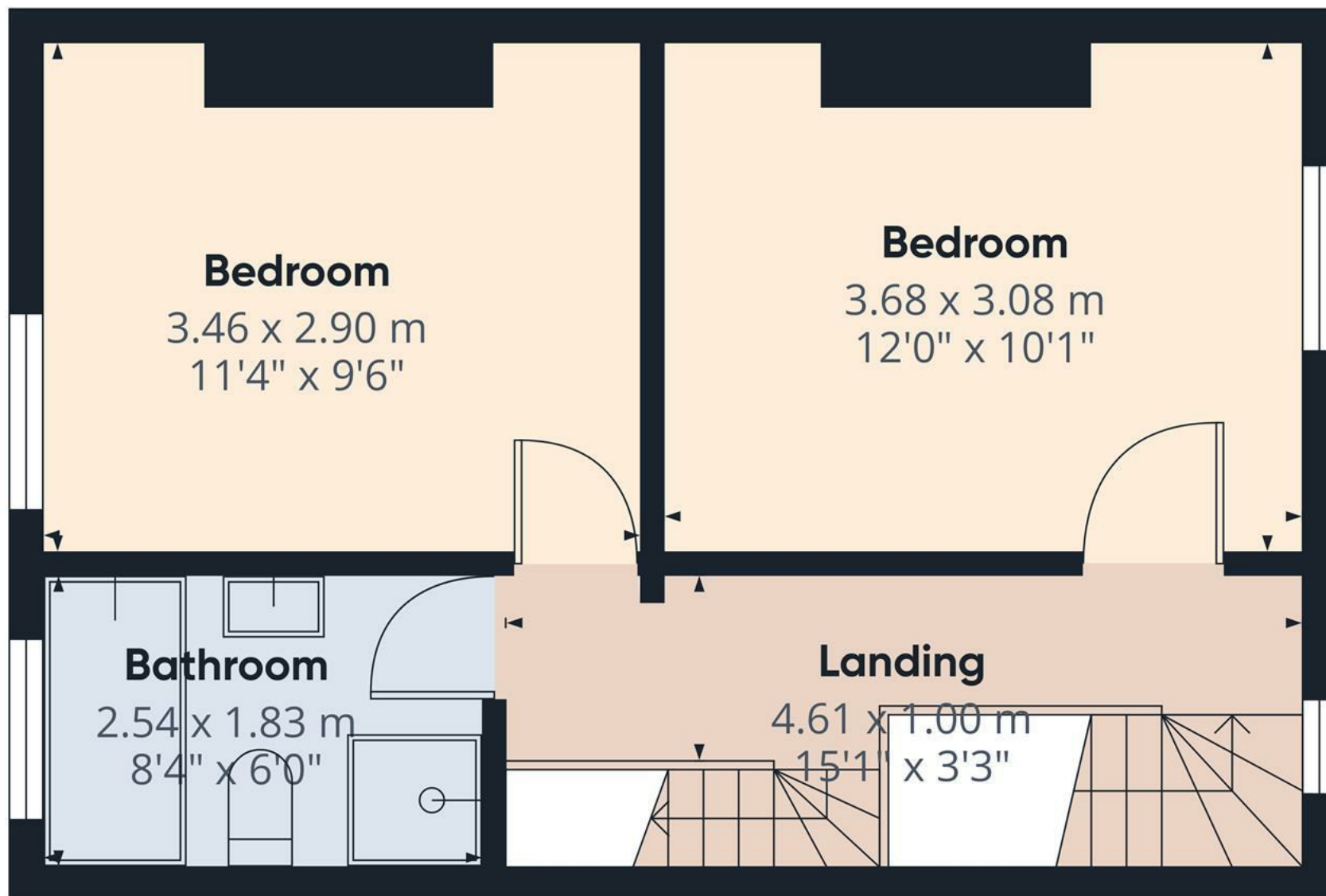
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Floor 0



**Approximate total area<sup>(1)</sup>**  
31.2 m<sup>2</sup>  
335 ft<sup>2</sup>

(1) Excluding balconies and terraces.

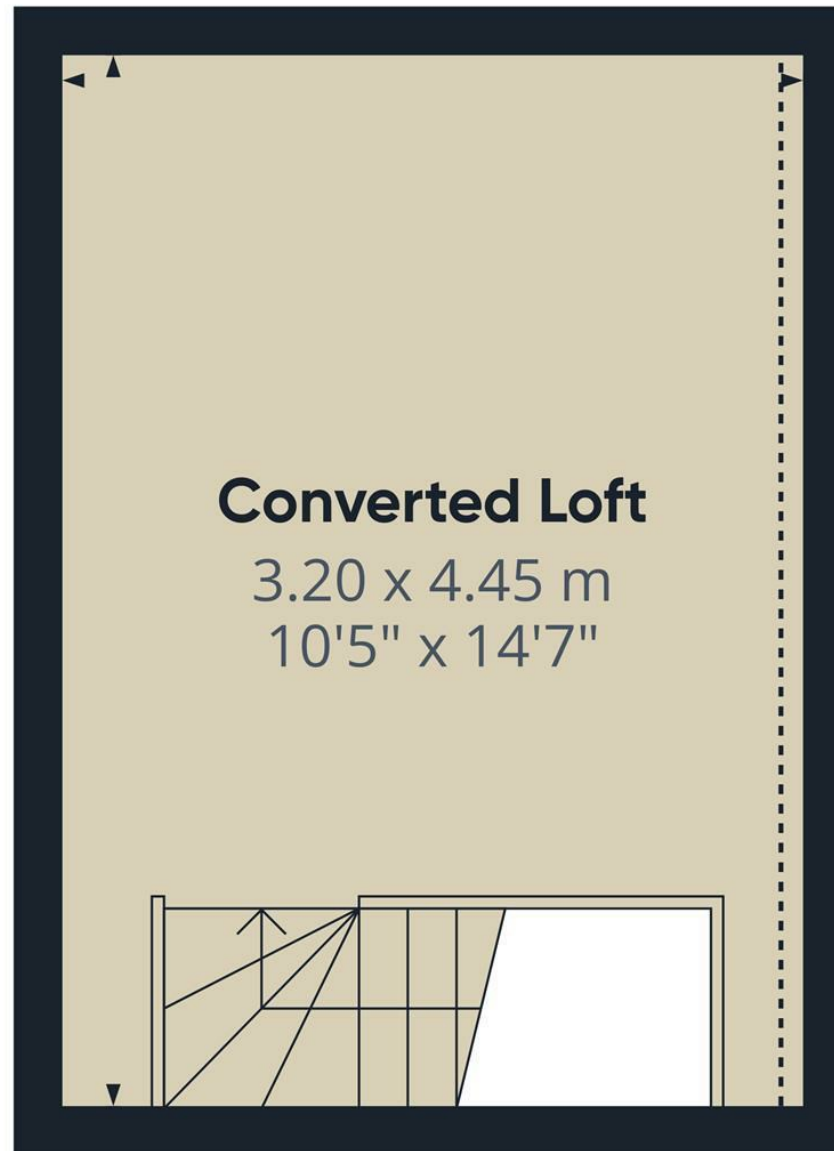
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

**Floor 1**





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

12.3 m<sup>2</sup>  
132 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

