







\*\*\*\* IMMACULATE & EXTENDED SEMI DETACHED PROPERTY \*\*\*\* This is a beautifully presented home offering a hall, lounge and separate dining room, fitted kitchen with utility. Three first floor bedrooms and a bathroom. Ample parking to the front and an enclosed southerly facing rear garden. INTERNAL VIEWING IS A MUST!





## HALL

Entrance door into the hall with stairs to the first floor, radiator and storage cupboard.

## DINING ROOM

Upvc double glazed window to the front and a radiator.

## LOUNGE

Wall mounted electric fire, radiator, upvc double glazed double doors onto the garden and door to -

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, two appliance spaces, radiator and upvc double glazed window to the front.

## UTILITY

Space for a fridge freezer, plumbing and space for a washing machine, radiator, upvc double glazed window and door to the garden.

## FIRST FLOOR LANDING

Storage cupboard, loft access and doors to -

## BEDROOM 1

Two upvc double glazed windows to the rear and a radiator.

## BEDROOM 2

Upvc double glazed window to the front and radiator.



## BEDROOM 3

Upvc double glazed window to the front and radiator.









## BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, vanity sink unit with wash hand basin and storage under, chrome ladder style radiator and a upvc double glazed window.

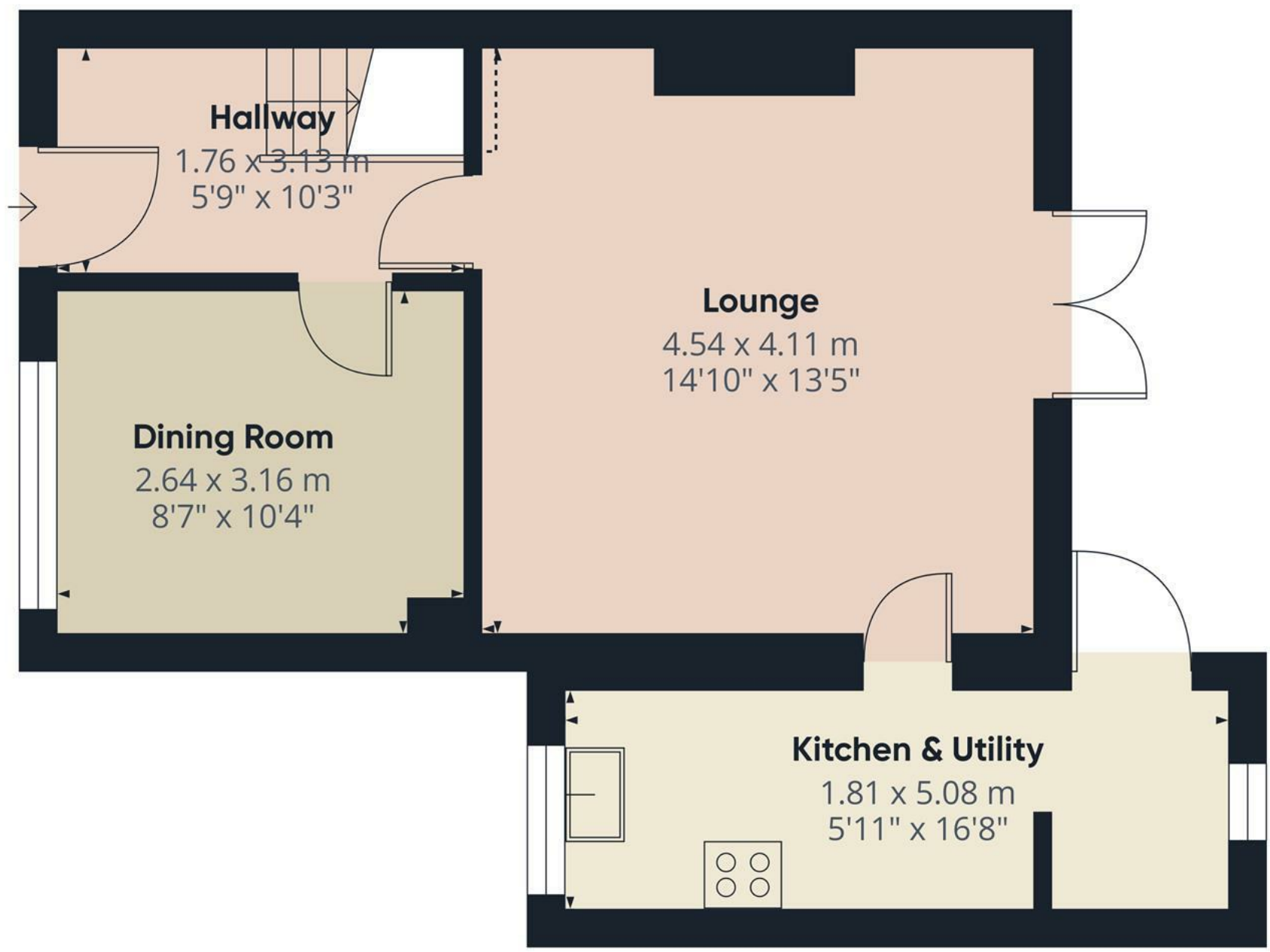
## OUTSIDE

Ample parking to the front and a rear garden offering a lawn, paved patio area and garden shed.









Floor 0

**Approximate total area<sup>(1)</sup>**  
41.5 m<sup>2</sup>  
446 ft<sup>2</sup>

**Reduced headroom**  
0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

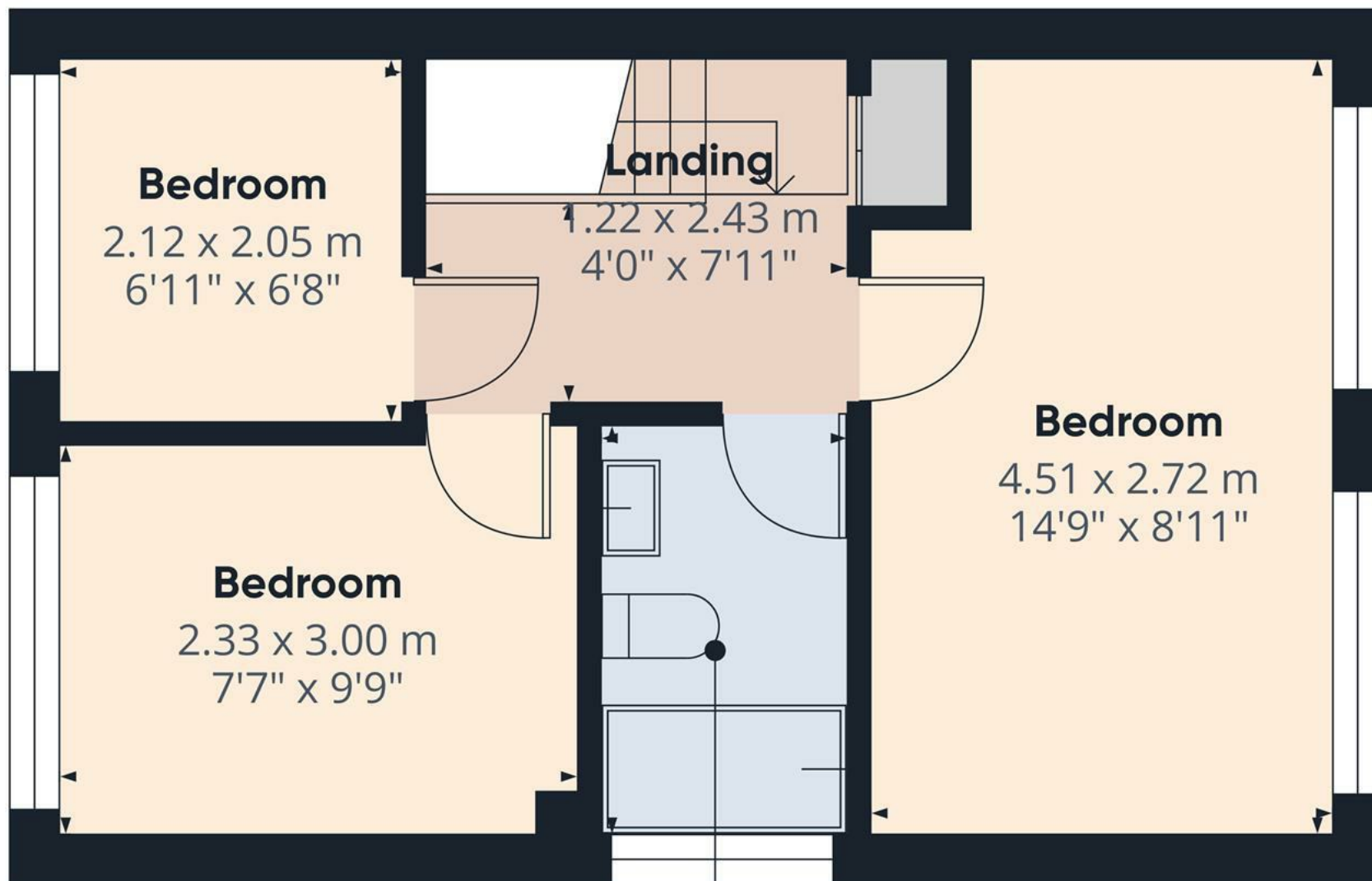
Reduced headroom  
..... Below 1.5 m/5 ft

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.

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**Bathroom**  
2.41 x 1.50 m  
7'10" x 4'11"

Floor 1

**Approximate total area<sup>(1)</sup>**  
29.8 m<sup>2</sup>  
320 ft<sup>2</sup>

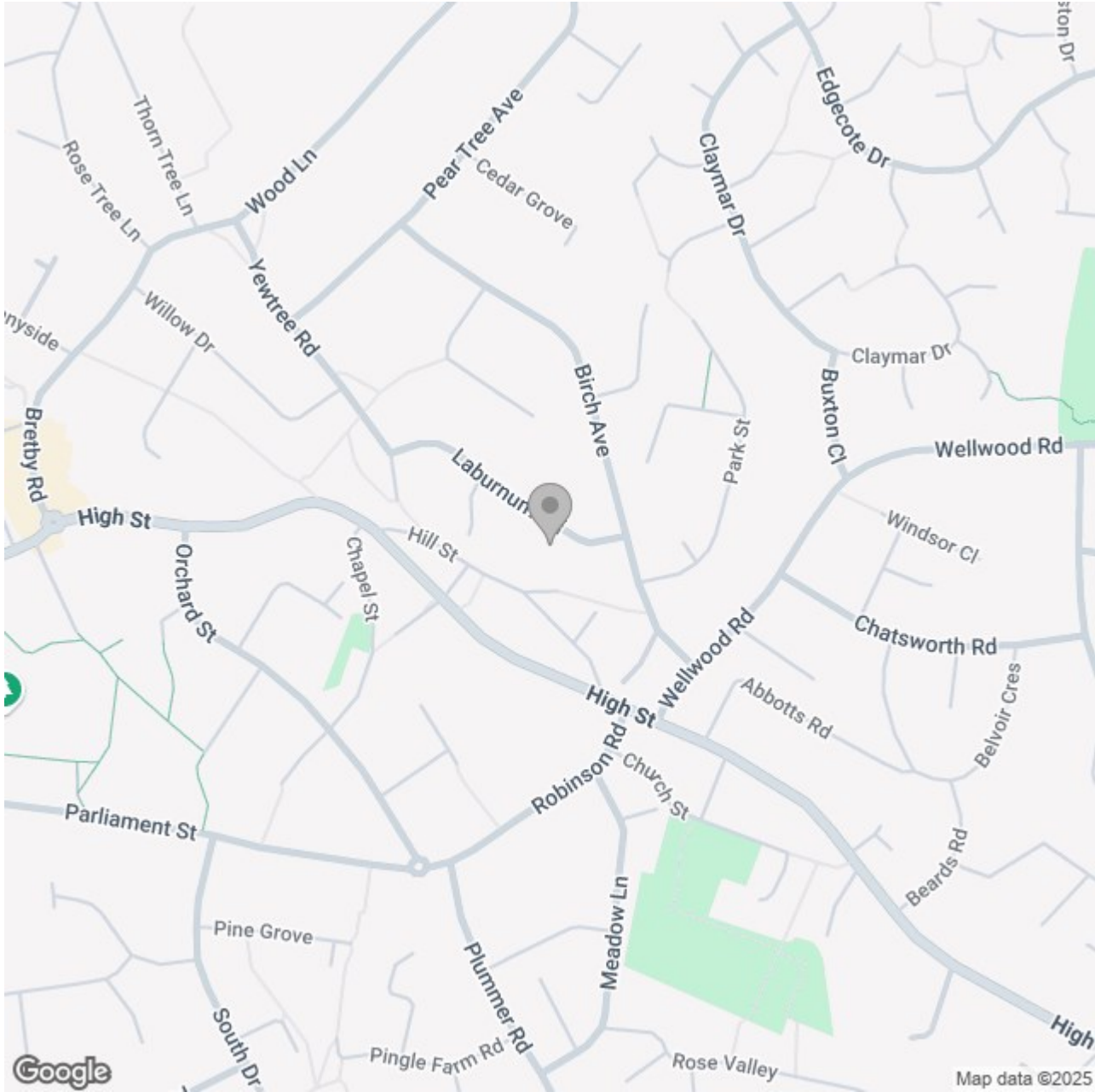
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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		

England & Wales

EU Directive 2002/91/EC