





ABODE

**\*\*\*\* MODERN THREE BEDROOM  
DETACHED PROPERTY \*\*\*\*** This is a well kept property offering a hall and guest cloakroom, lounge and a fitted dining kitchen with doors onto the garden. Three bedrooms, en suite shower room and a bathroom. Enclosed garden and a side drive down to a single garage. **THIS PROPERTY HAS NO UPWARD CHAIN.**



ABODE



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## HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator.

## LOUNGE

Upvc double glazed window and a radiator.

## KITCHEN DINER

Fitted units with work surfaces and a sink unit. Fitted oven and hob, upvc double glazed window and double doors to the garden and a radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Wardrobes, upvc double glazed window and a radiator.

## EN SUITE

Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## BEDROOM 2

Wardrobes, upvc double glazed window and a radiator.

## BEDROOM 3

Upvc double glazed window and radiator.

## BATHROOM

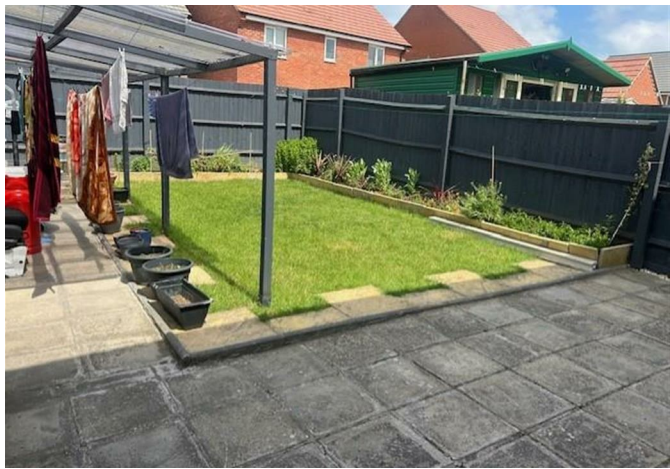
Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Side drive and single garage. Side gate into the enclosed rear garden with patio and a lawn.





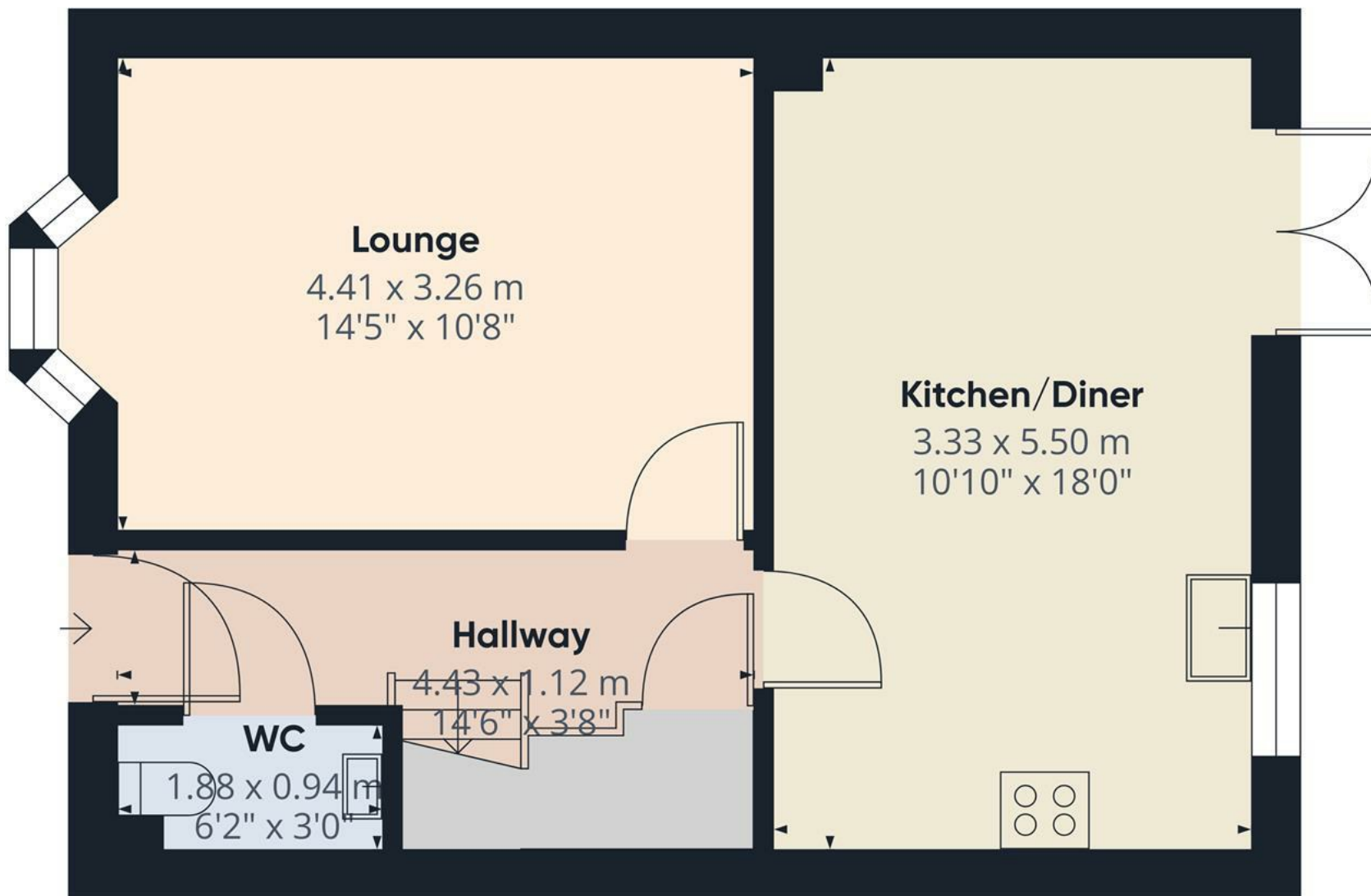












Approximate total area<sup>(1)</sup>

43 m<sup>2</sup>

462 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



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

38.3 m<sup>2</sup>  
412 ft<sup>2</sup>

(1) Excluding balconies and terraces

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### En Suite

1.17 x 2.22 m  
3'10" x 7'3"

### Bedroom

2.91 x 3.10 m  
9'6" x 10'2"

### Bedroom

3.06 x 3.12 m  
10'0" x 10'2"

### Bathroom

1.86 x 2.30 m  
6'1" x 7'6"

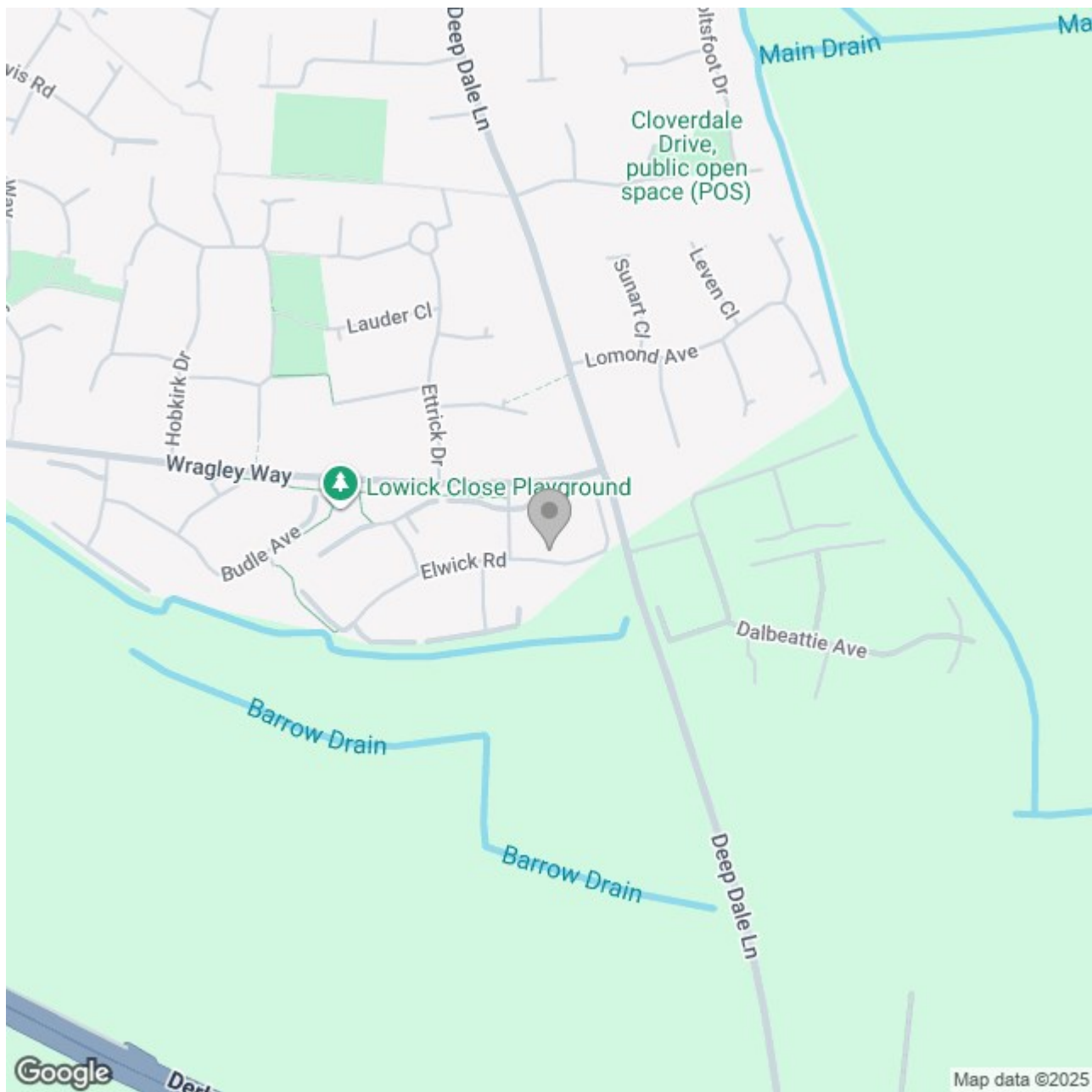
### Landing

3.29 x 1.16 m  
10'9" x 3'9"

### Bedroom

2.64 x 2.32 m  
8'8" x 7'7"

Floor 1



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</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 2002/91/EC  |           |