





Three bedrooms property offering a hall and guest cloakroom, lounge diner and a kitchen. Three first floor bedrooms and a bathroom with separate wc. Front drive and a single garage, rear garden overlooking the allotments.



HALL

Entrance door into the hall with door to the cloakroom.

CLOAKROOM

Low flush wc.

LOUNGE

Windows to the front and rear, radiator, stairs to the first floor.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Appliance spaces, radiator, door to the garage, storage cupboard.

FIRST FLOOR LANDING

Window to the rear and doors to -

BEDROOM

Window, radiator.

BEDROOM

Window, radiator.

BEDROOM

Window, radiator.

BATHROOM

Bath, wash hand basin and window.

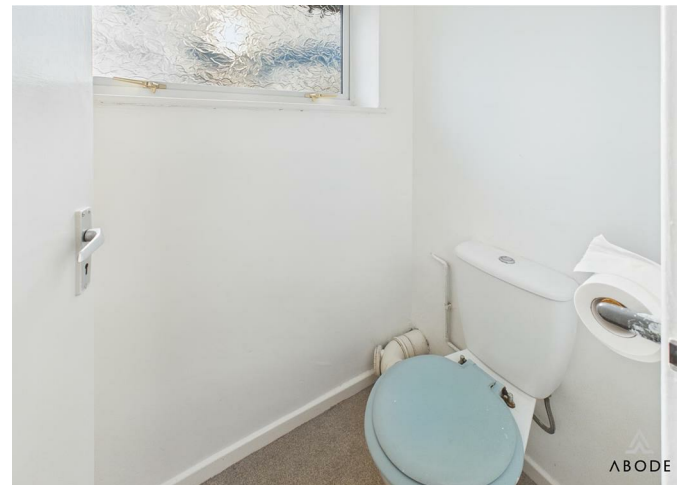
WC

Low flush wc.

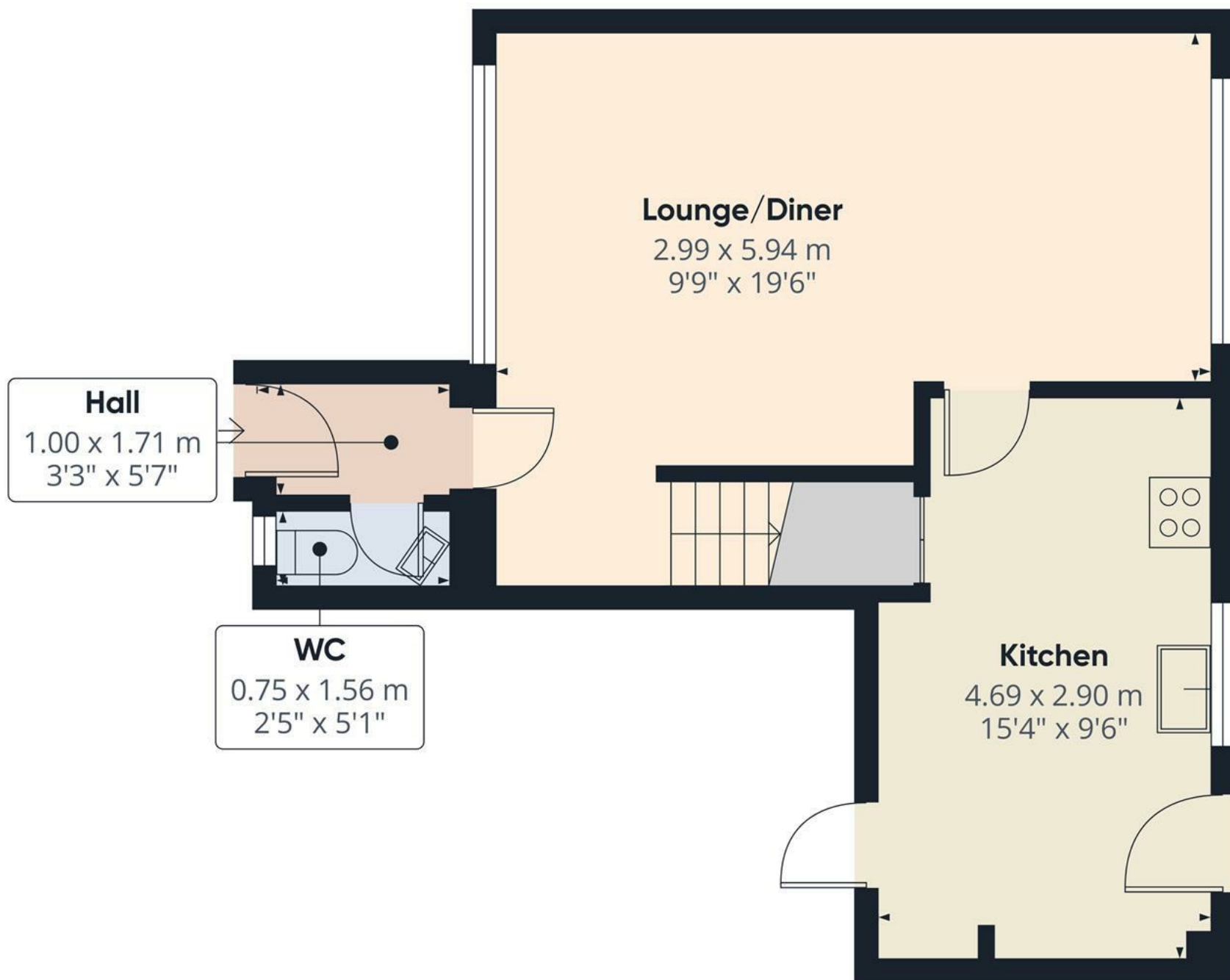
OUTSIDE

Front drive and a single garage. Rear garden with lawn and patio.









Approximate total area⁽¹⁾

39.4 m²

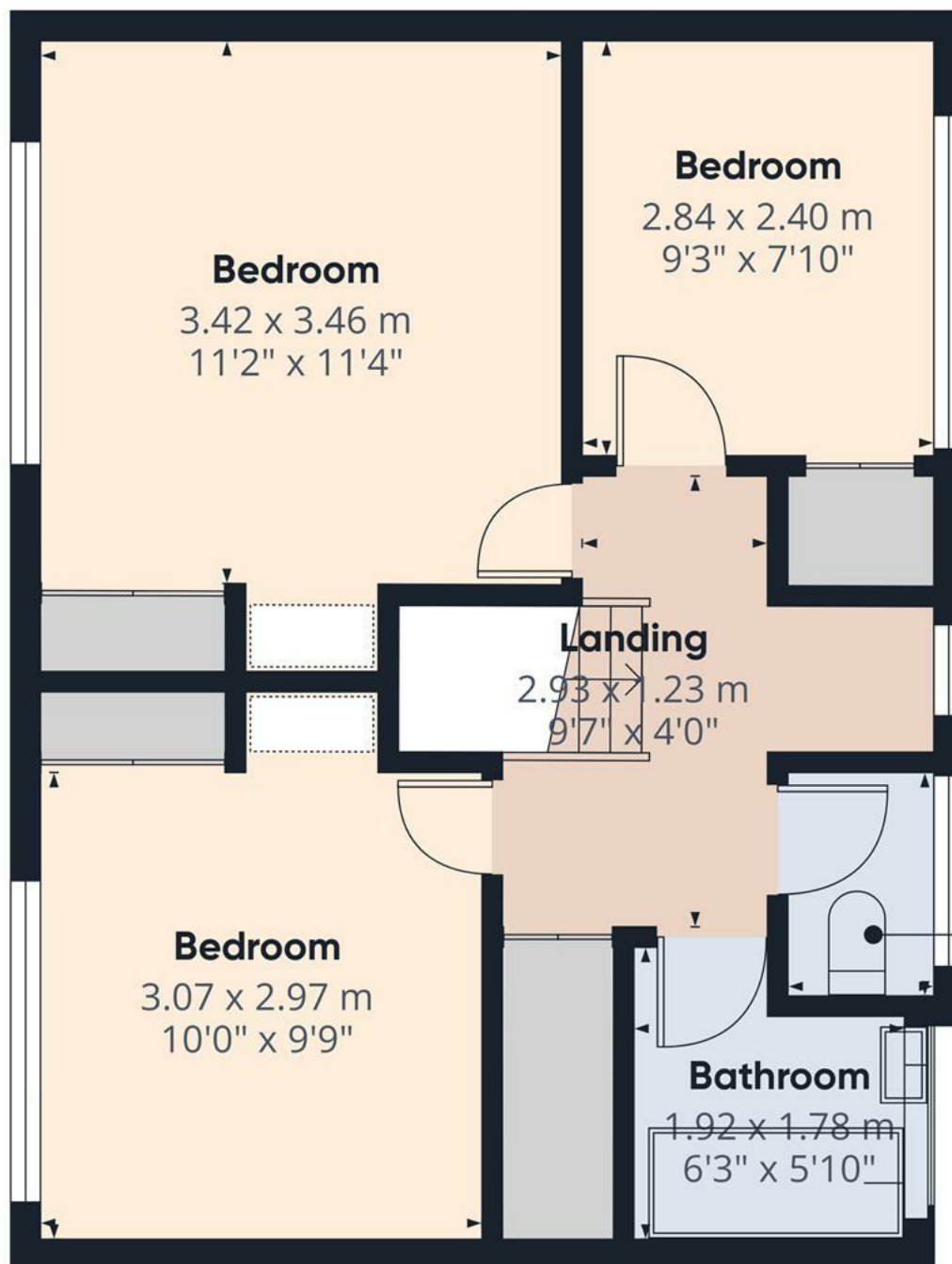
424 ft²

(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



Floor 1

Approximate total area⁽¹⁾

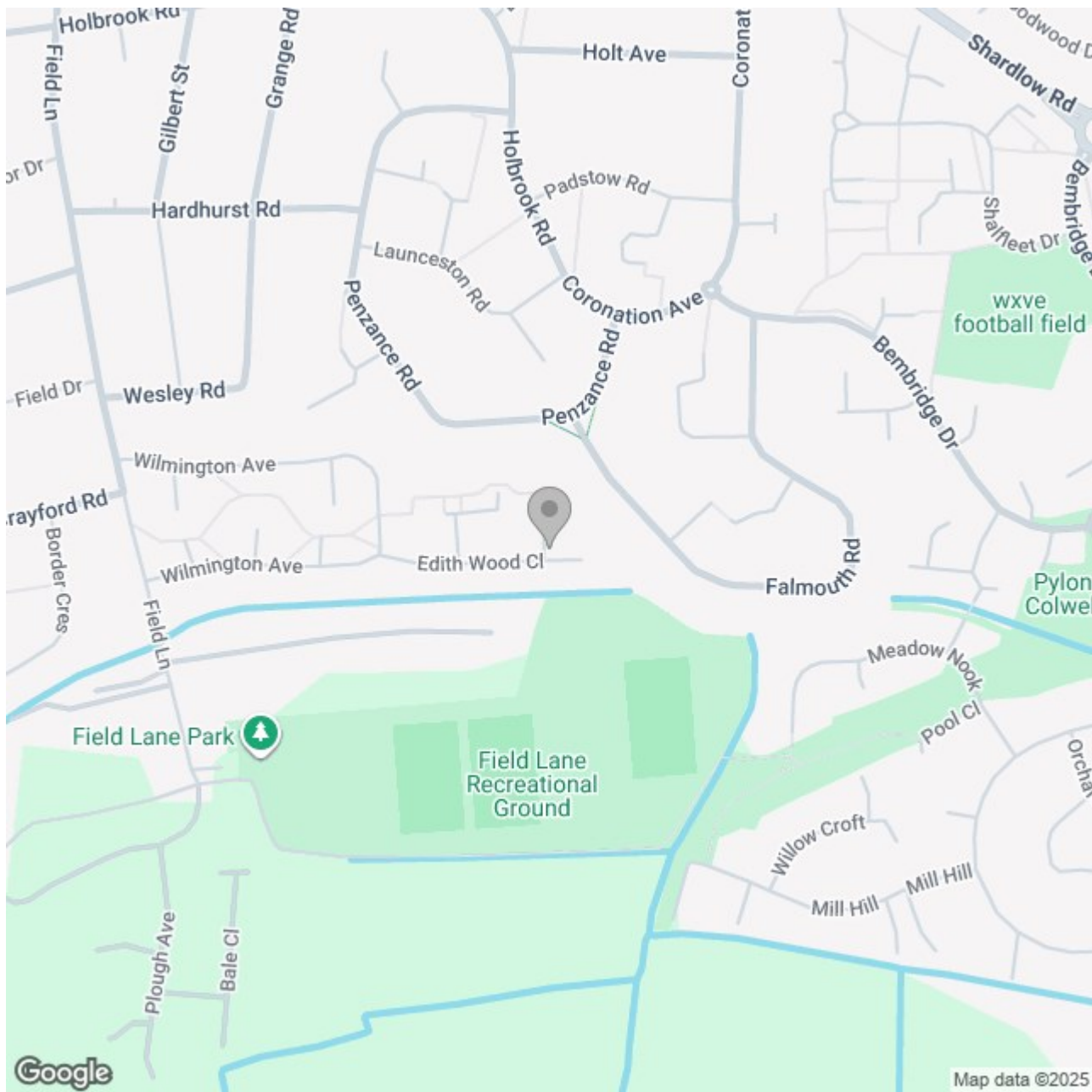
42.9 m²

462 ft²

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	