





**** PRICED FOR A QUICK SALE ****
 VIRTUAL TOUR AVAILABLE **** MODERN
 THREE BEDROOM PROPERTY WITH
 GARAGE **** Entranced hall with guest
 cloakroom and a utility room, fitted
 kitchen, dining area and living room.
 Three second floor bedrooms and a
 bathroom with bath and double shower.
 Drive, garden and a single garage.



HALL

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

CLOAKROOM

Low flush wc, wash hand basin and radiator.

UTILITY ROOM

Fitted cupboards, work surface, sink and drainer unit, washing machine, space for dryer and door to the garden.

FIRST FLOOR LANDING

Stairs to the second floor and door to -

OPEN PLAN LIVING

The kitchen offers fitted units, work surfaces, sink and drainer unit, fitted oven and hob with extractor, integrated dishwasher and space for a fridge freezer. Dining area with upvc double glazed window. The sitting area has a Juliette balcony to the front and radiator.

SECOND FLOOR LANDING

Doors to -

BEDROOM 1

Fitted wardrobes, upvc double glazed window and radiator.

BEDROOM 2

Sky light window and radiator.

BEDROOM 3

Sky light window and radiator.

BATHROOM

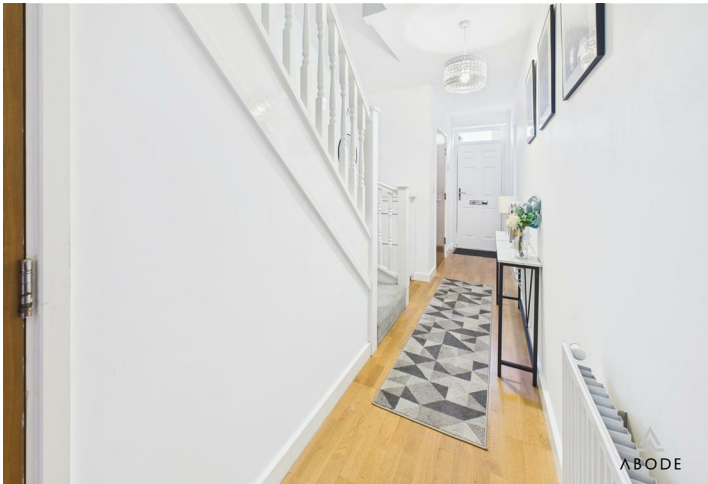
Bath, double shower, low flush wc, wash hand basin, chrome ladder style radiator.

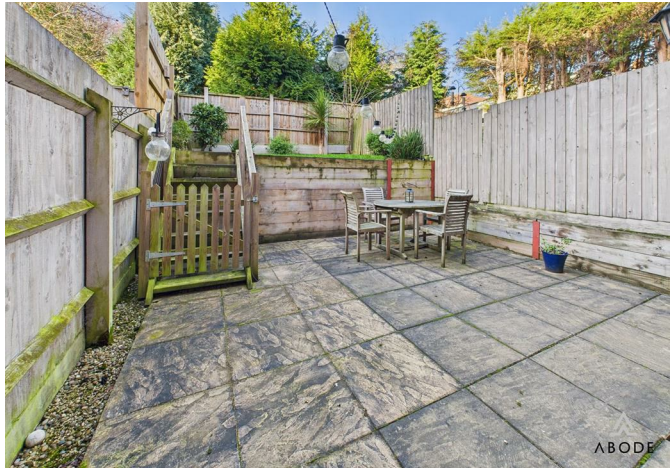
OUTSIDE



Drive and a single garage. The rear garden offers paved patio and lawn.

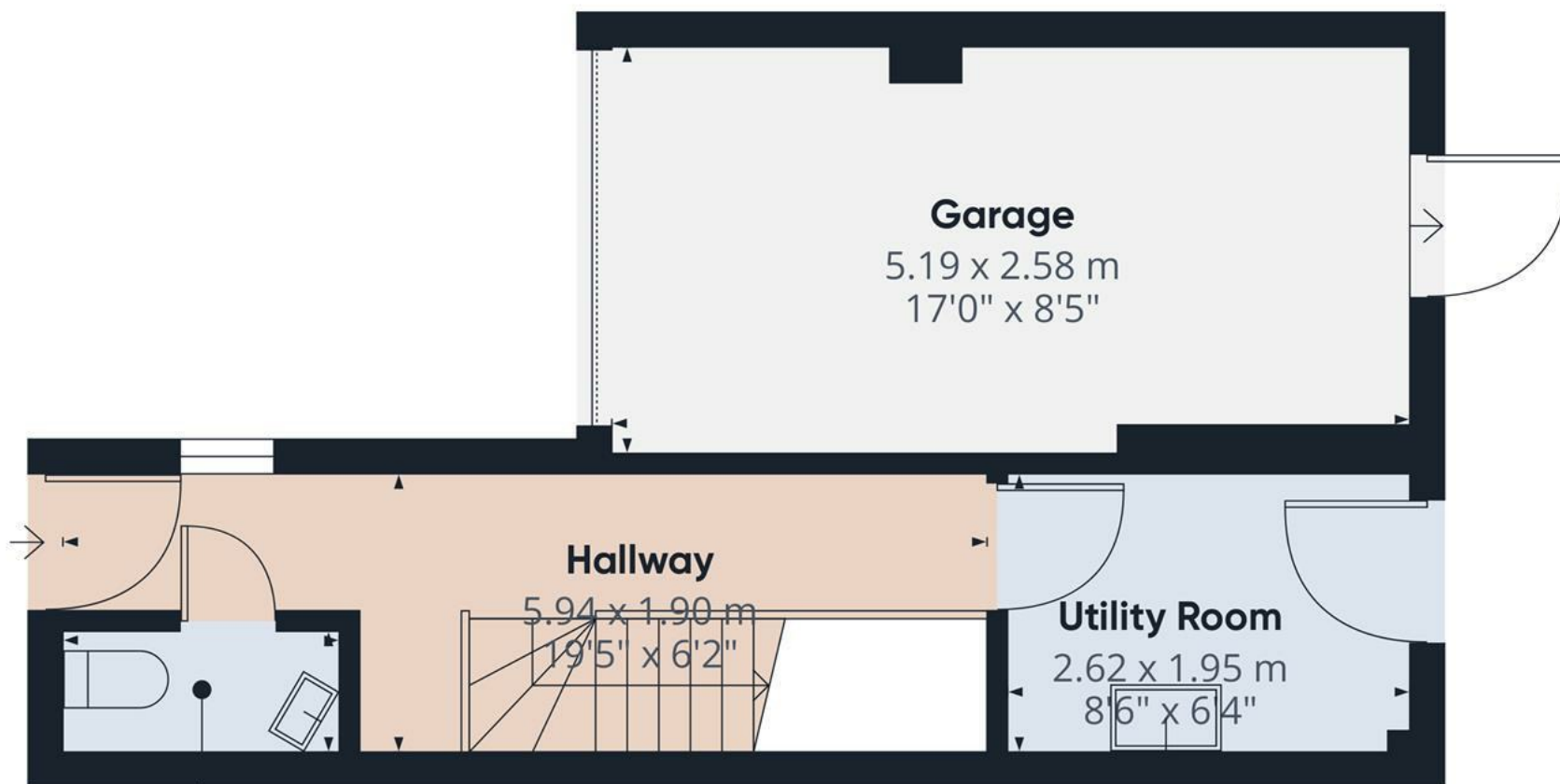












Approximate total area⁽¹⁾

30.2 m²

324 ft²

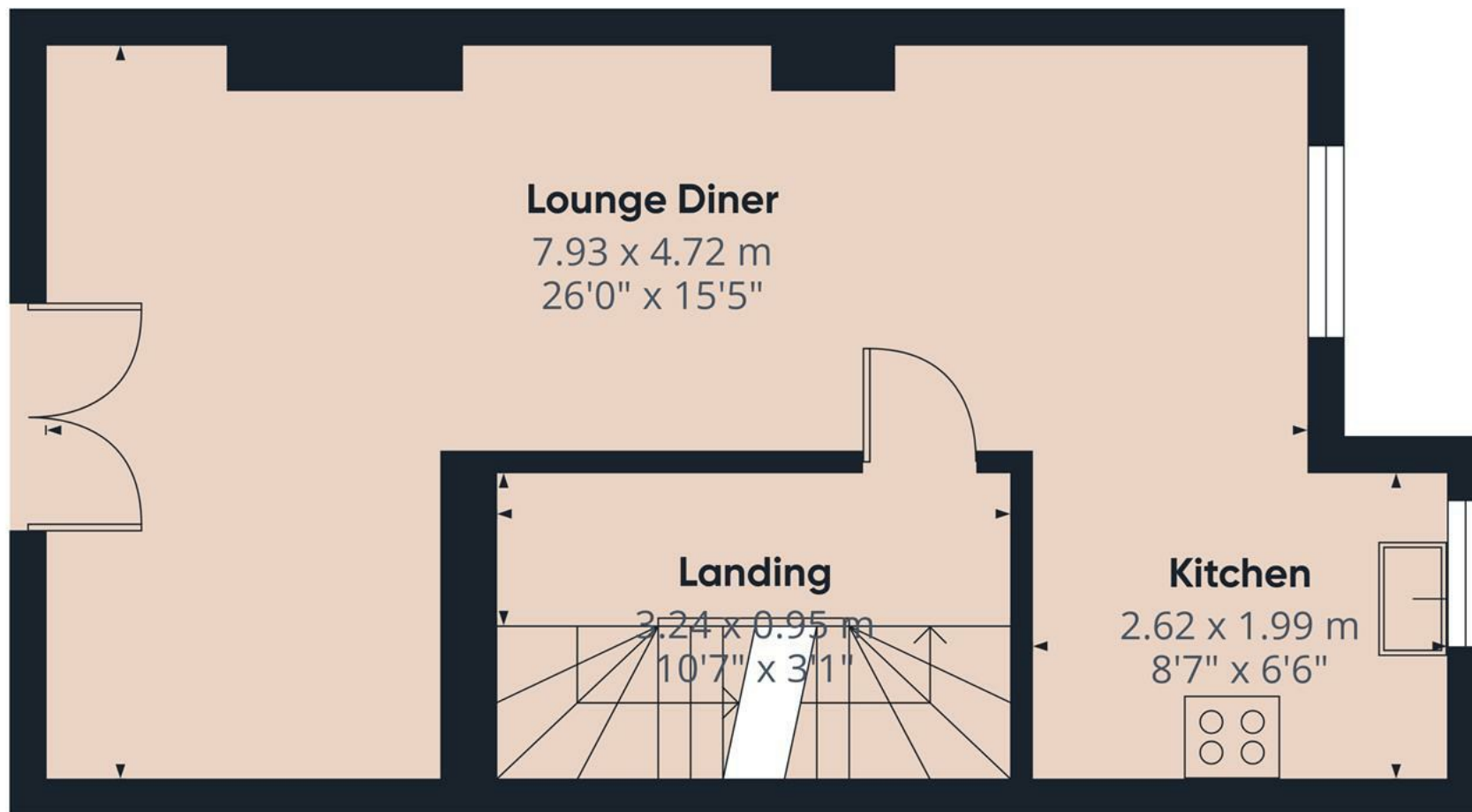
(1) Excluding balconies and terraces

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

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Floor 0



Approximate total area⁽¹⁾

34.6 m²

372 ft²

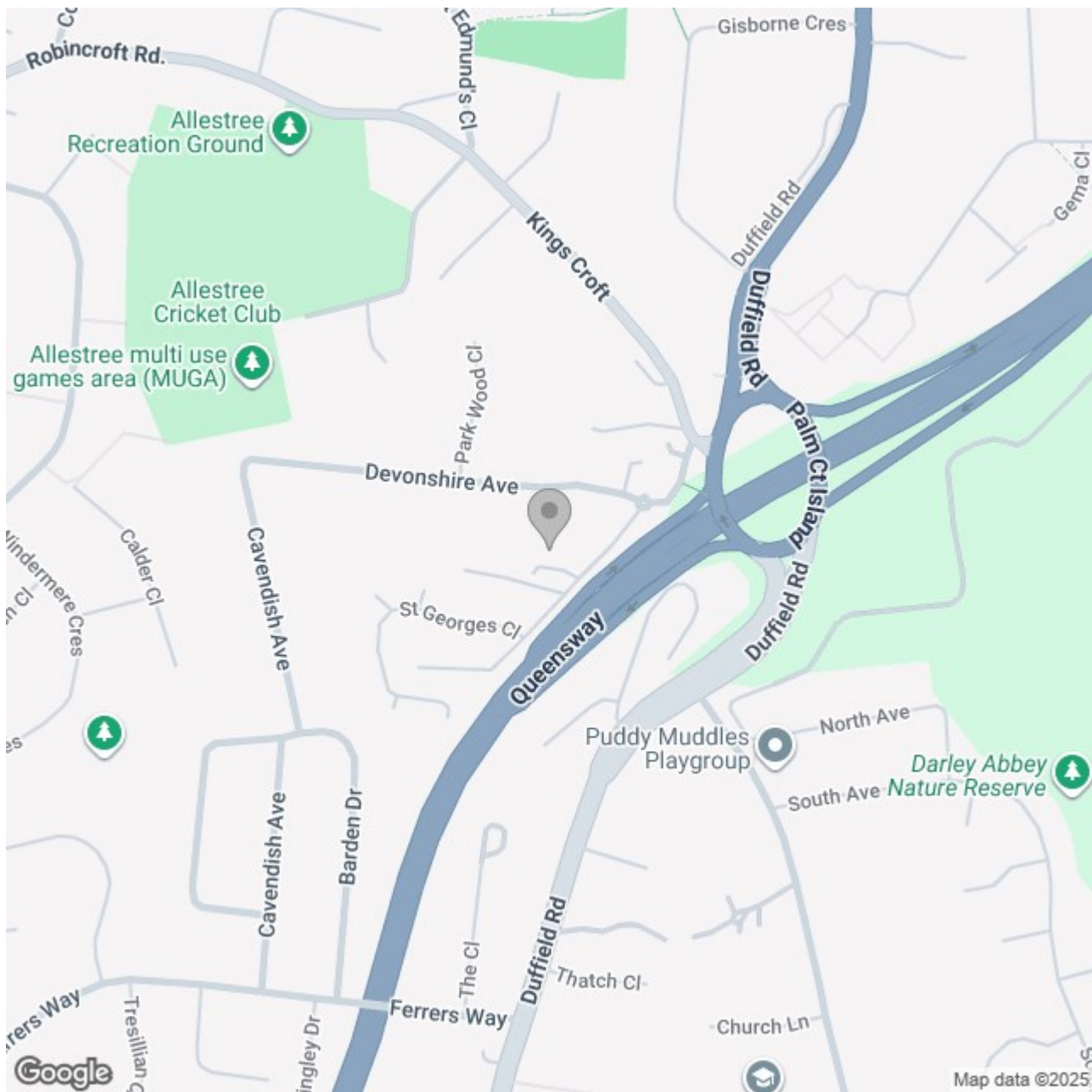
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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	