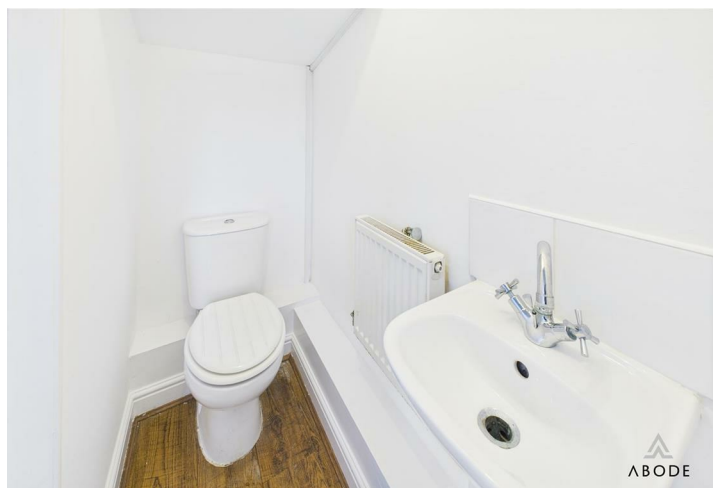








\*\*\*\* EN SUITE BATHROOM  
& SHOWER ROOM \*\*\*\*  
NEWLY DECORATED &  
NEW CARPETS \*\*\*\* Modern  
property offered for sale  
with no upward chain,  
fitted dining kitchen,  
lounge with doors onto the  
garden, two bedrooms,  
one with en suite  
bathroom and the other  
with en suite shower room.  
Parking space and a rear  
garden.



## KITCHEN

Entrance door into the kitchen with fitted wall mounted base and drawer units with work surfaces and a breakfast bar. Sink unit, fitted cooker, appliance spaces, two storage cupboards and radiator.

## CLOAKROOM

Low flush WC, wash handbasin, radiator.

## LOUNGE

UPVC double glazed window and double doors onto the garden, stairs to the first floor and radiator

## FIRST FLOOR LANDING

Loft access and doors too -

## BEDROOM 1

Wardrobes, radiator and UPVC double glazed window.

## EN SUITE

P shaped panel enclosed bath with a shower over, vanity sink unit with wash hand basin and storage cupboard, low flush wc, radiator and UPVC double glazed window.

## BEDROOM 2

UPVC double glazed window and a radiator.

## EN SUITE

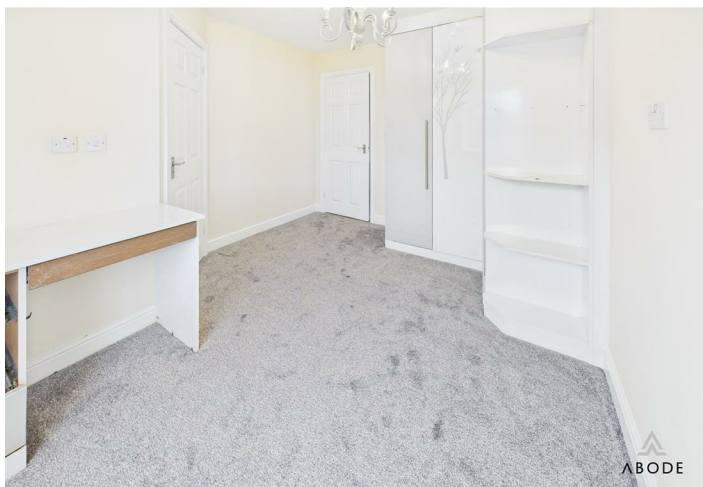
Walk in shower, vanity sink unit with wash hand basin and storage cupboard, chrome ladder style radiator and a UPVC double glazed window.

## OUTSIDE

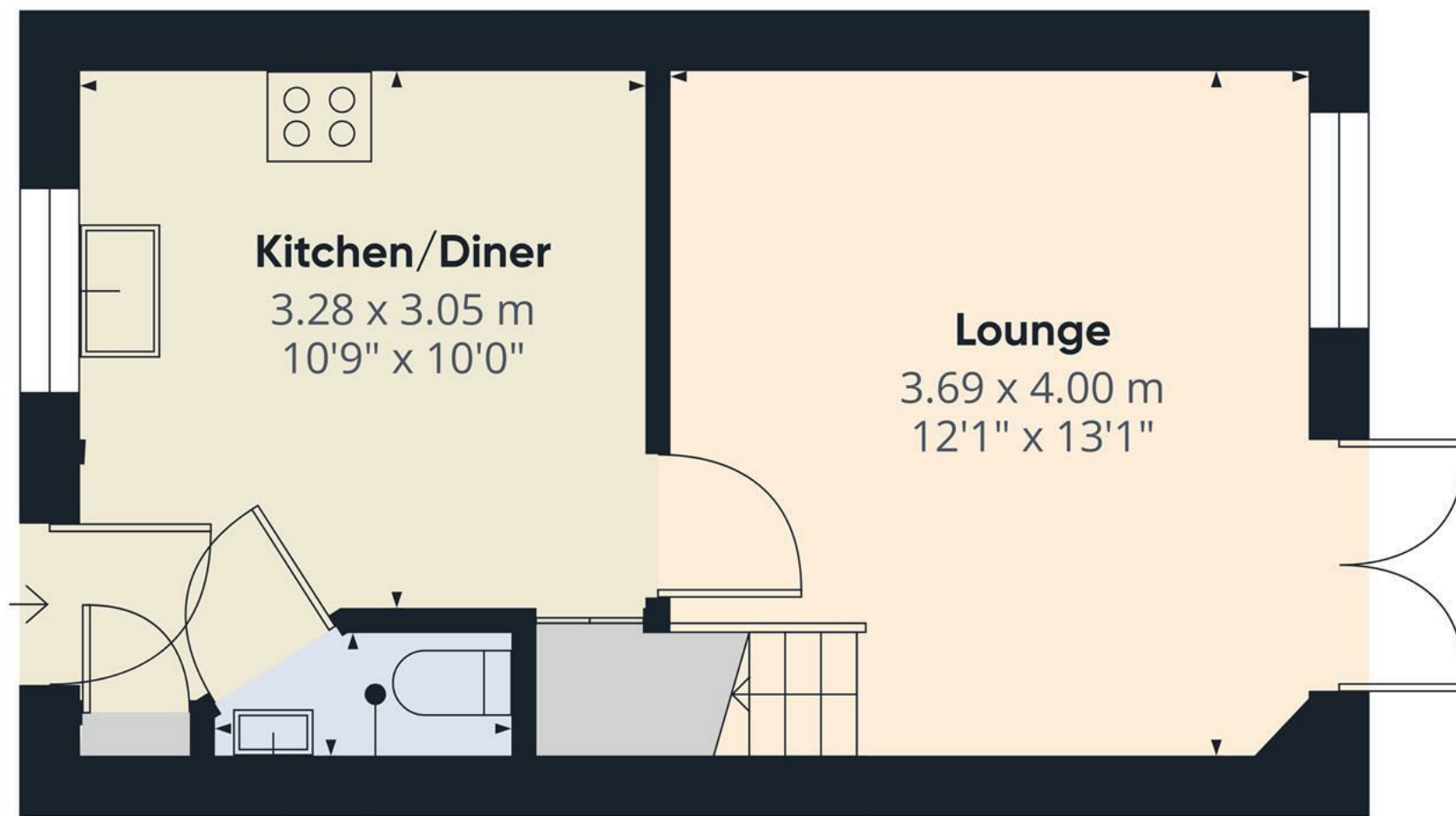
Allocated parking space, side gate into the enclosed rear garden with paved and decked patios.











**Kitchen/Diner**  
3.28 x 3.05 m  
10'9" x 10'0"

**Lounge**  
3.69 x 4.00 m  
12'1" x 13'1"

**WC**  
1.69 x 0.77 m  
5'6" x 2'6"

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

28 m<sup>2</sup>  
301 ft<sup>2</sup>

(1) Excluding balconies and terraces

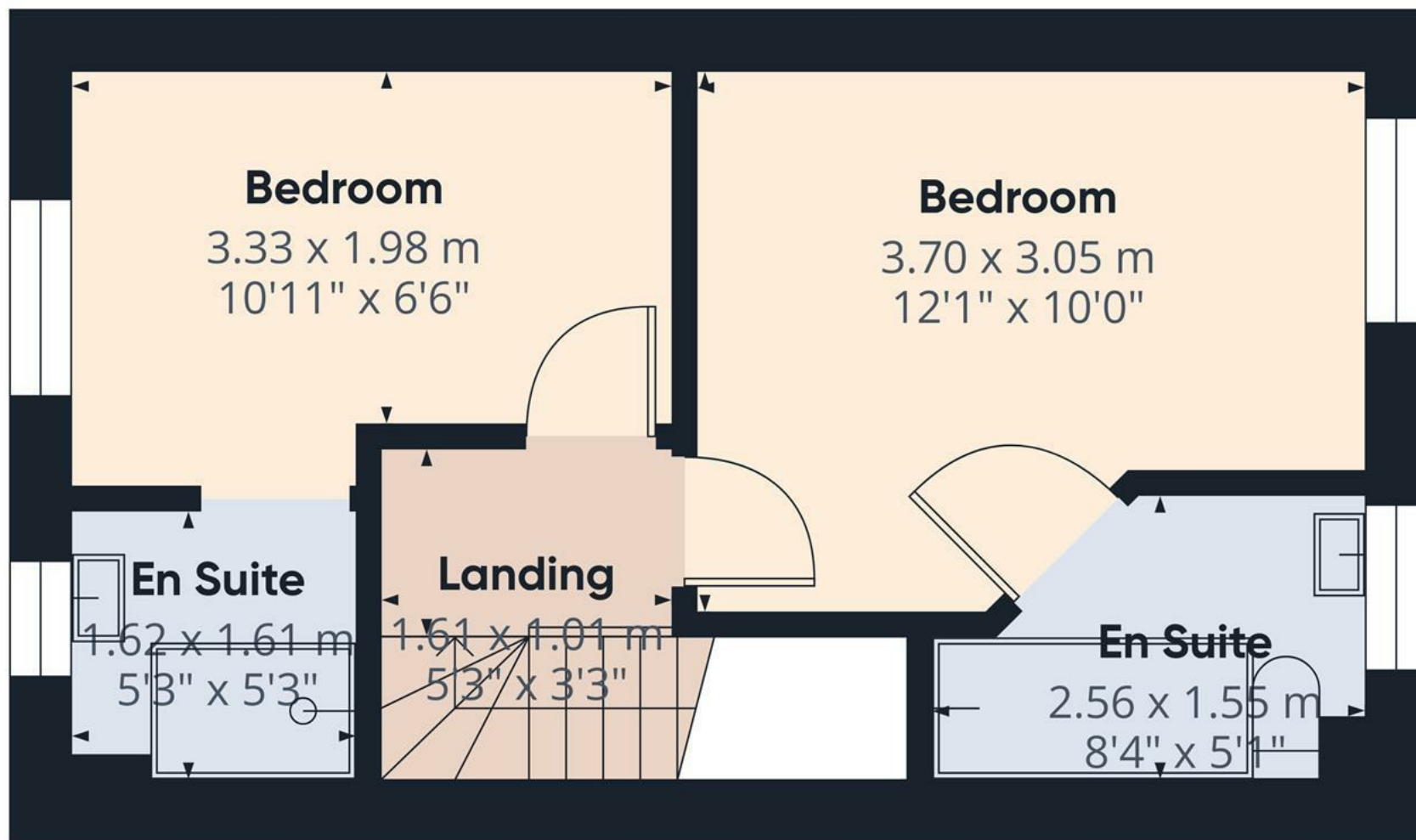
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0





Approximate total area<sup>(1)</sup>  
24.5 m<sup>2</sup>  
264 ft<sup>2</sup>

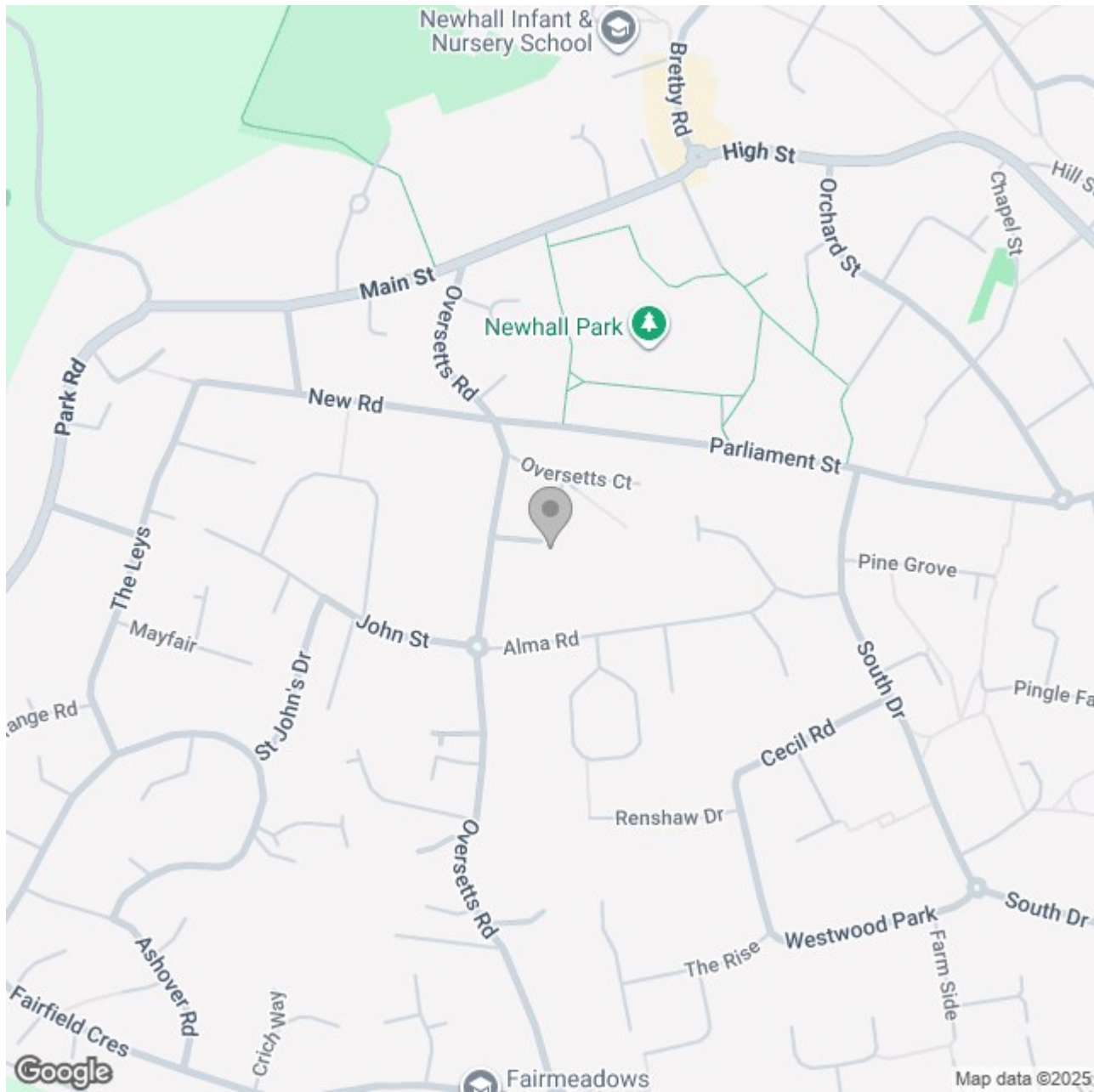
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1



### Energy Efficiency Rating

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