







Property Information  
Mains Electric, Gas, Mains  
Metered Water & Sewerage.  
Council Tax Band C. Roof  
space has been retiled and  
felted in the last seven years.  
Boiler is eight years old and  
regularly serviced. Property  
rewired approximately eight  
years ago, with new consumer  
unit. Plumbing and radiators  
updated approximately 7 to 8  
years ago.

Diamond Estate Agents  
encourage you to check before  
viewing a property, the  
potential broadband speeds  
and mobile signal coverage.  
You can do so by visiting  
<https://checker.ofcom.org.uk>

Whats3Words  
[///larger.maple.bikes](https://larger.maple.bikes)

Agent Information  
VIEWINGS Strictly by  
appointment with the award  
winning estate agents,  
Diamond Estate Agents

If there is any point, which is  
of particular importance to you  
with regard to this property  
then we advise you to contact  
us to check this and the  
availability and make an

appointment to view before  
travelling any distance.

PLEASE NOTE Our business  
is supervised by HMRC for  
anti-money laundering  
purposes. If you make an offer  
to purchase a property and  
your offer is successful, you  
will need to meet the approval  
requirements covered under  
the Money Laundering,  
Terrorist Financing and  
Transfer of Funds (Information  
on the Payer) Regulations  
2017. To satisfy our  
obligations, Diamond Estate  
Agents have to undertake  
automated ID verification,  
AML compliance and source  
of funds checks. As from 1st  
May, 2024 there will be a  
charge of £10 per person to  
make these checks.

We may refer buyers and  
sellers through our  
conveyancing panel. It is your  
decision whether you choose  
to use this service. Should you  
decide to use any of these  
services that we may receive  
an average referral fee of £100  
for recommending you to them.  
As we provide a regular  
supply of work, you benefit

from a competitive price on a  
no purchase, no fee basis.  
(excluding disbursements).

We also refer buyers and  
sellers to The Levels Financial  
Services. It is your decision  
whether you choose to use  
their services. Should you  
decide to use any of their  
services you should be aware  
that we would receive an  
average referral fee of £200  
from them for recommending  
you to them.

You are not under any  
obligation to use the services  
of any of the recommended  
providers, though should you  
accept our recommendation  
the provider is expected to pay  
us the corresponding Referral  
Fee.





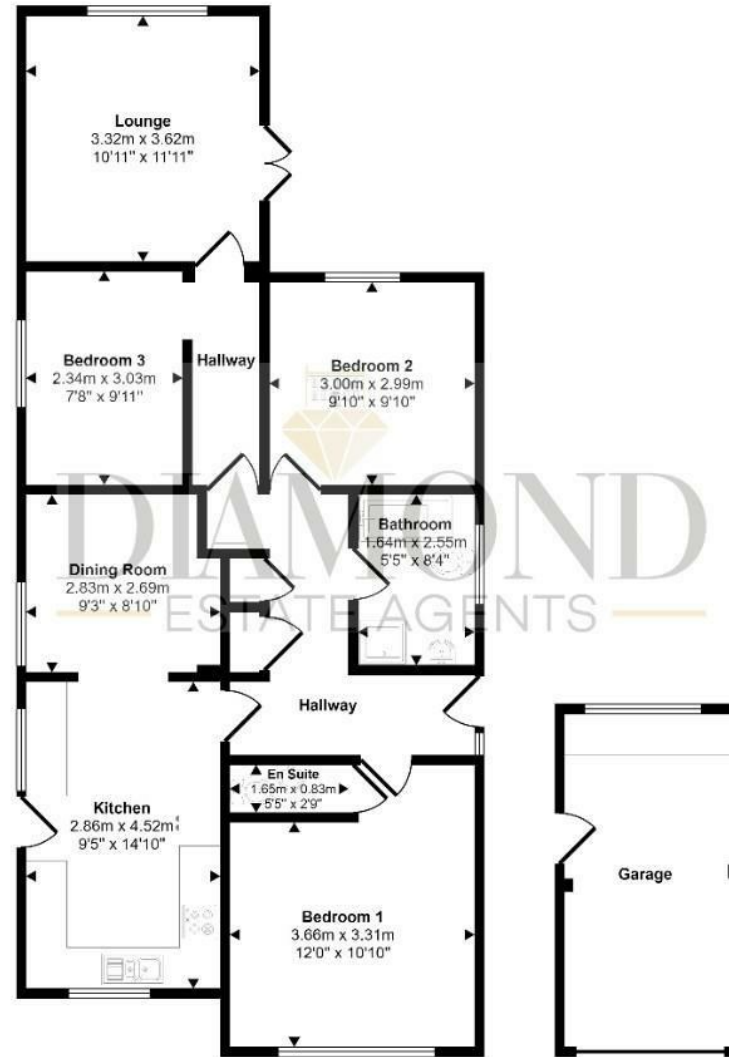
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



Approx Gross Internal Area  
97 sq m / 1049 sq ft



Floorplan  
Approx 85 sq m / 915 sq ft

Garage  
Approx 12 sq m / 135 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.