



HEMMINGS HOMES

OFFERS OVER

**£209,995**

**Camellia Drive**

Wishaw, ML2 0FF





Ground Floor

1st Floor

**TOTAL: 1128 sq. ft, 104 m2**  
Ground floor: 639 sq. ft, 59 m2, 1st floor: 489 sq. ft, 45 m2  
EXCLUDED AREAS: WALLS: 107 sq. ft, 11 m2

Floor Plan Created By Cubicore App. Measurements Deemed Highly Reliable But Not Guaranteed.

4



3



2

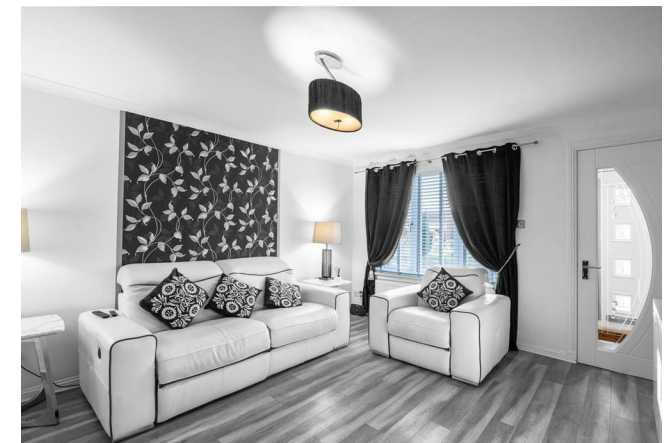


#### Energy Efficiency Rating

	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>Scotland</b>	EU Directive 2002/91/EC	

78

83



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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#### OFFICE ADDRESS

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#### OFFICE DETAILS

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