





**** INVESTMENT OPPORTUNITY ****
 LINK DETACHED PROPERTY REQUIRING
 MODERNISATION **** In brief the
 property offers a hall, lounge, kitchen,
 three bedrooms, bathroom, garden,
 drive & garage. This property is
 leasehold with 48 years remaining.



HALL

Entranced door into the hall with stairs to the first floor.

LOUNGE

Windows to the front and rear, radiator.

KITCHEN

Fitted units, sink unit, windows to the rear and side, door onto the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Window and radiator.

BEDROOM 2

Window and radiator.

BEDROOM 3

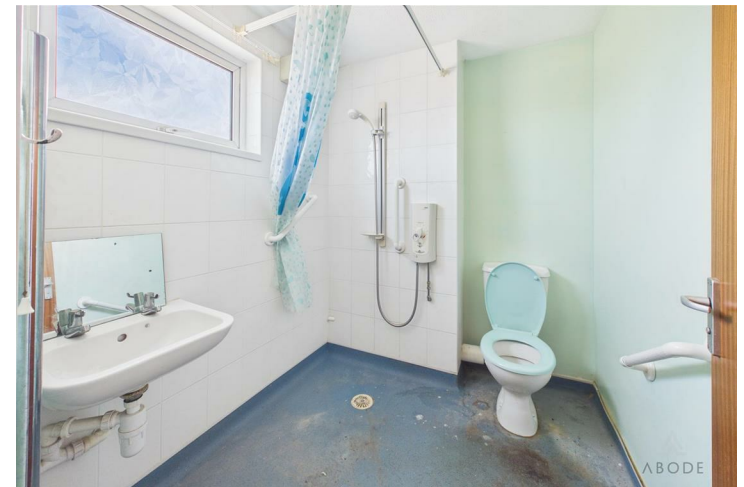
Window and radiator.

WETROOM

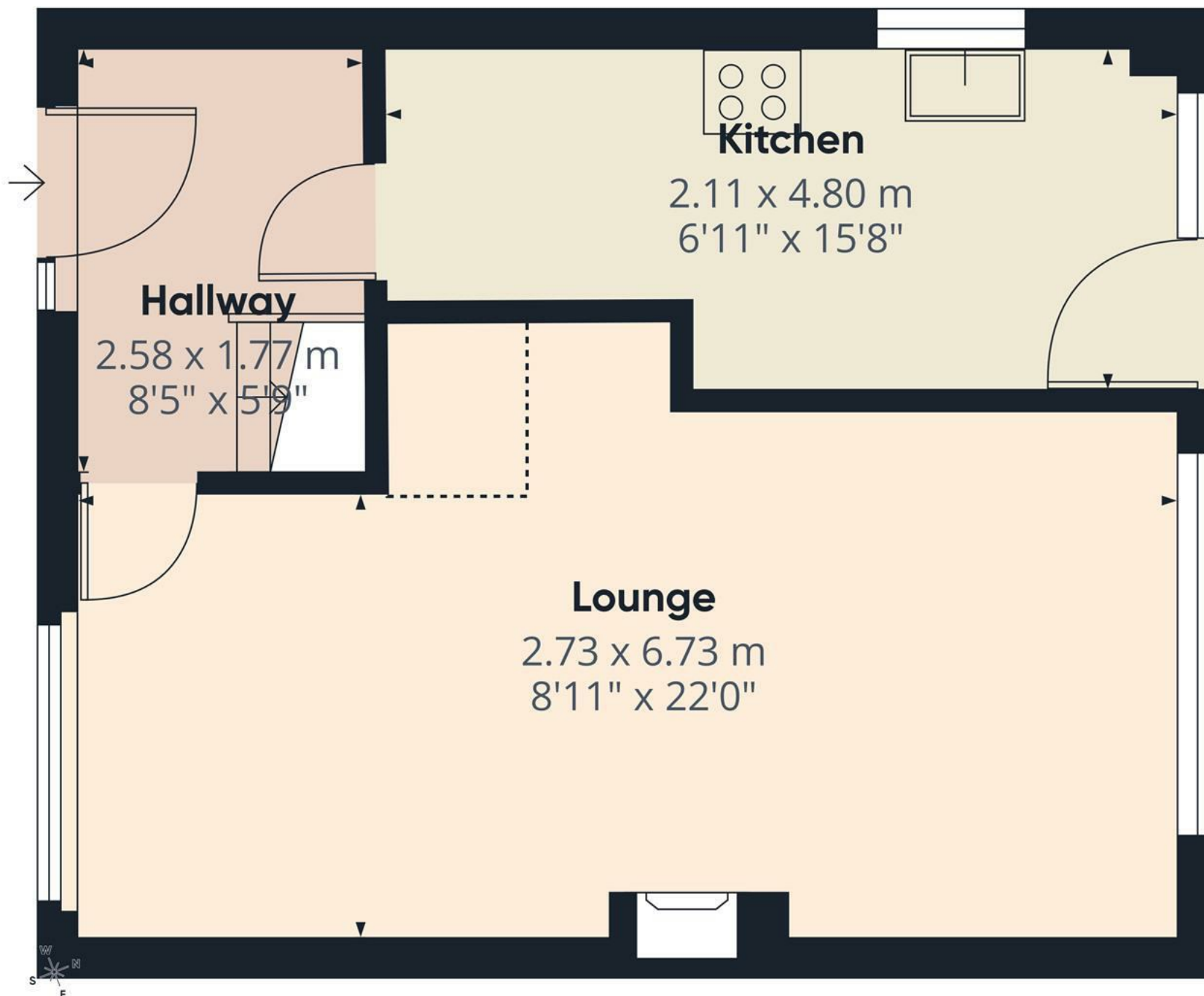
Shower, low flush wc, wash hand basin, window.

OUTSIDE

Garden and drive to the front, garage with garage door to the front and back onto the garden. Rear garden.







Floor 0

Approximate total area^m

35.6 m²

384 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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Bathroom

1.82 x 1.78 m
5'11" x 5'9"

Bedroom

1.60 x 3.46 m
5'3" x 11'4"

Landing

2.13 x 0.87 m
7'0" x 2'10"

Bedroom

3.49 x 2.06 m
11'5" x 6'9"

Bedroom

2.73 x 4.46 m
8'11" x 14'7"

Approximate total area⁽¹⁾

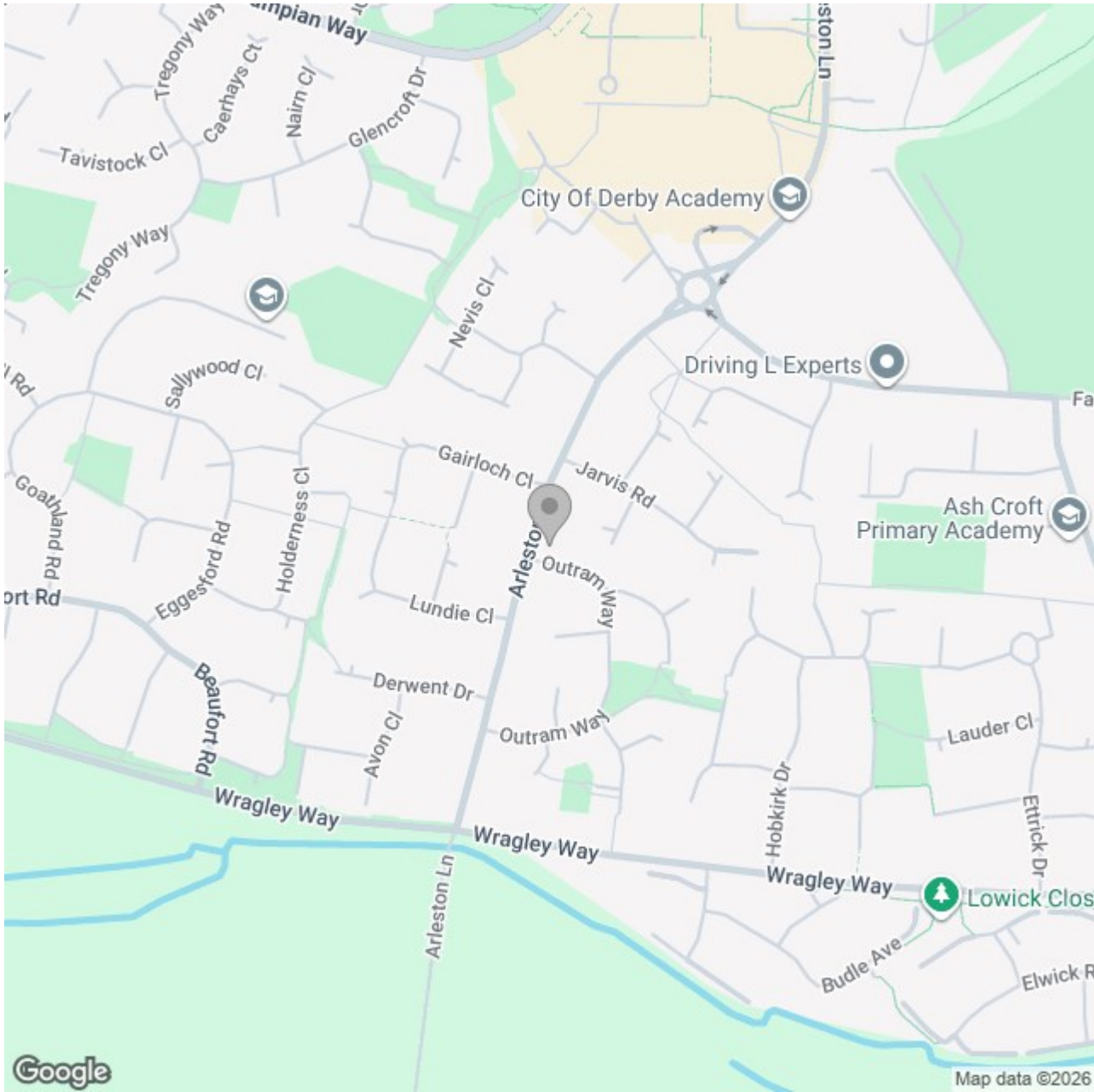
30.2 m²
325 ft²

(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		
(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