







This semi-detached property offers a good size rear garden and well-proportioned accommodation. Benefitting from a gas heating system and upvc double glazing and in brief offers a hall, lounge diner, fitted kitchen, first floor landing, three bedrooms and a bathroom. Front and rear gardens, brick outbuildings and communal parking.





## NOTE

This is a non standard construction property, this could affect the lender you choose and the amount of deposit required. Please check with your mortgage adviser before making an appointment. We have mortgage advisers available at Abode if you would like some advice.

## PORCH

Entrance door into the porch with the door into the hallway.

## HALL

Good size hallway with stairs to the first floor, radiator and a door the kitchen and lounge.

## LOUNGE DINER

UPVC double glazed windows to the front and rear elevations, radiator. Gas fire with brick surround.

## KITCHEN

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Appliance spaces, UPVC double glazed window to the rear, radiator and a door to the garden.

## FIRST FLOOR LANDING

UPVC double glazed window to the side, left access and doors to -

## BEDROOM 1

UPVC double glazed window and a radiator.



## BEDROOM 2

UPVC double glazed window and a radiator.

## BEDROOM 3

Over stairs storage cupboard, radiator and UPVC double glazed window.

## BATHROOM

Panelling close bath with a shower and shower screen, low flush WC, wash handbasin, radiator and UPVC double glazed window.

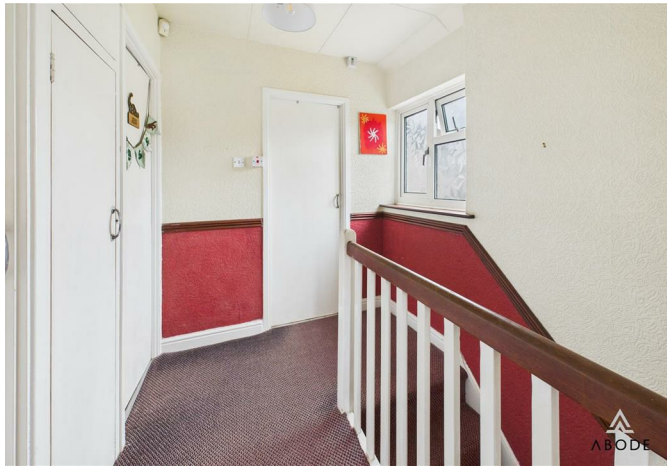
## OUTSIDE



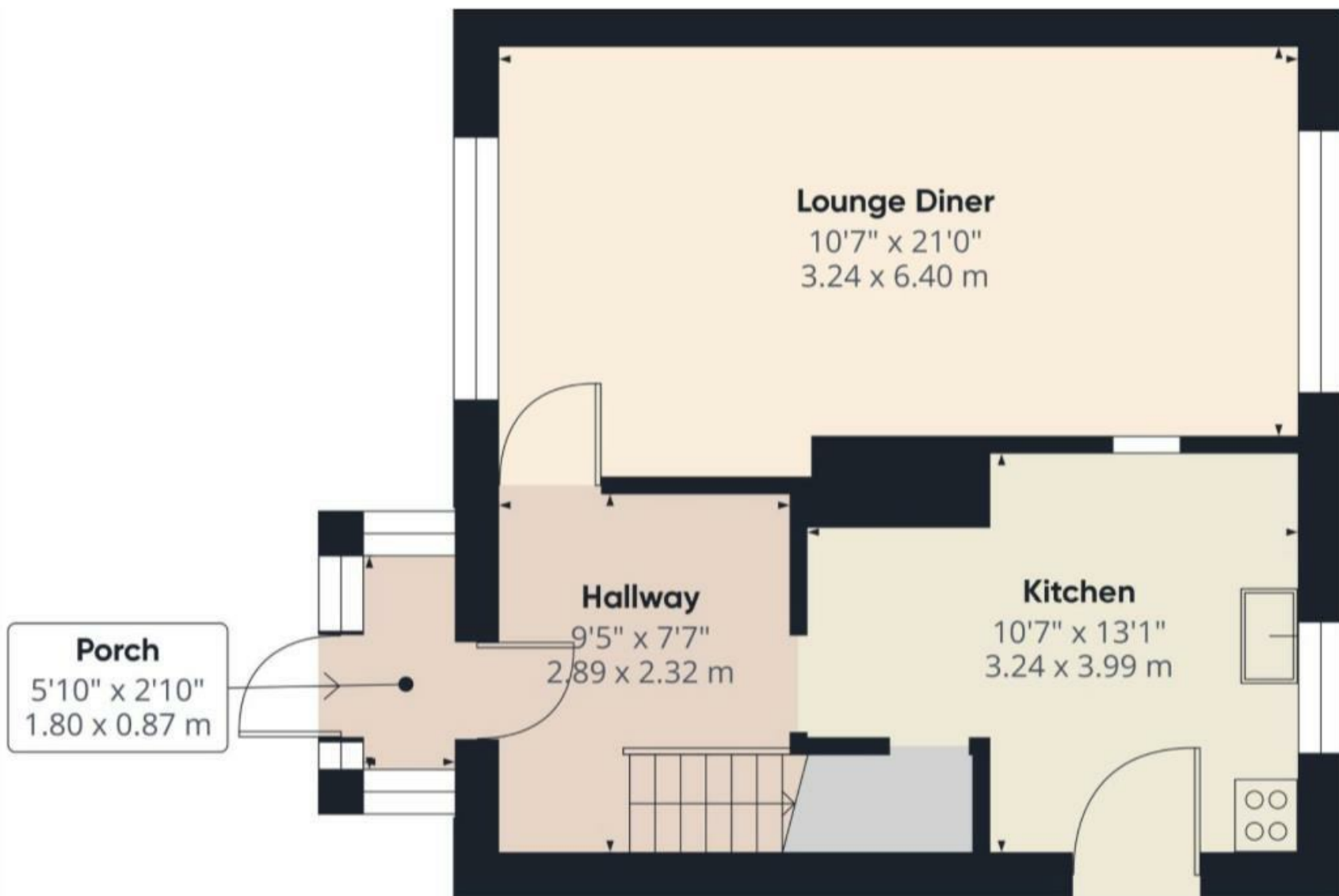












Approximate total area<sup>m</sup>

456.38 ft<sup>2</sup>

42.4 m<sup>2</sup>

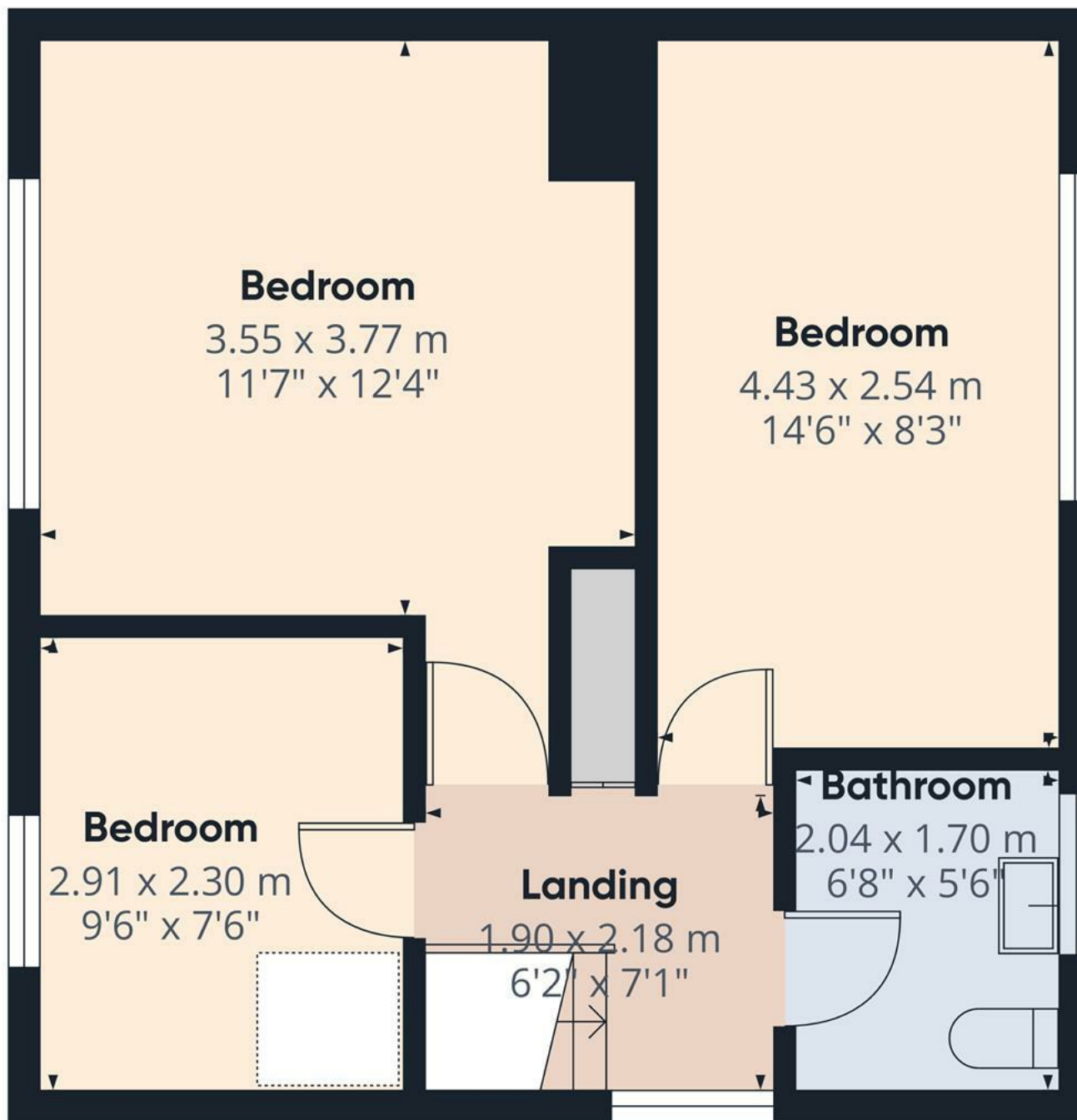
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor



Floor 1

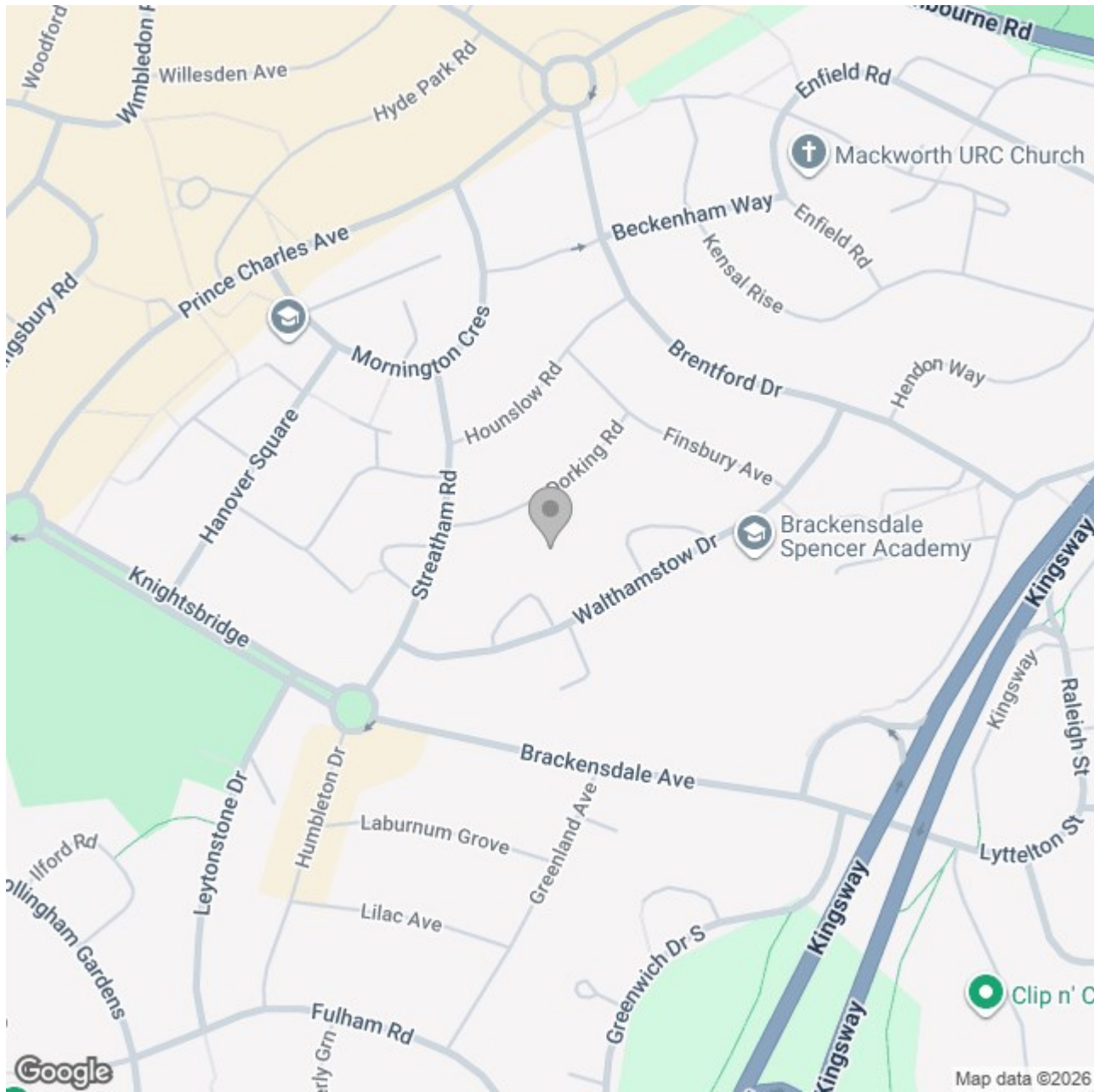
Approximate total area<sup>(1)</sup>

37.8 m<sup>2</sup>  
407 ft<sup>2</sup>

(1) Excluding balconies and terraces

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### 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>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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 