





**** PARKING FOR 2 CARS ****
IMPRESSIVE REAR GARDEN **** Semi detached property offering a hallway, lounge diner, fitted breakfast kitchen with a utility room. Three bedrooms, bathroom and a separate wc. Front and rear gardens and parking for 2 cars.



HALL

Entrance door into the hall with stairs to the first floor and doors to -

WC

Low flush wc.

LOUNGE DINER

Upvc double glazed windows to the front and rear, radiator and wood effect flooring.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven and a gas hob. plumbing and space for a dishwasher, space for a fidget spinner freezer, storage cupboard, upvc double glazed window and a door to the garden.

UTILITY ROOM

Plumbing and space for a washing machine, space for a tumble dryer.

FIRST FLOOR LANDING

Upvc double glazed window. airing cupboard, loft access and doors to -

BEDROOM 1

upvc double glazed window and radiator.

BEDROOM 2

upvc double glazed window and radiator.

BEDROOM 3

upvc double glazed window and radiator.

BATHROOM

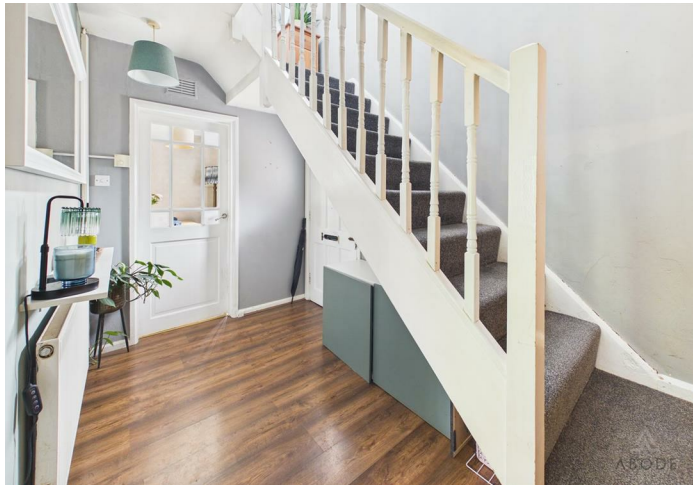
Panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

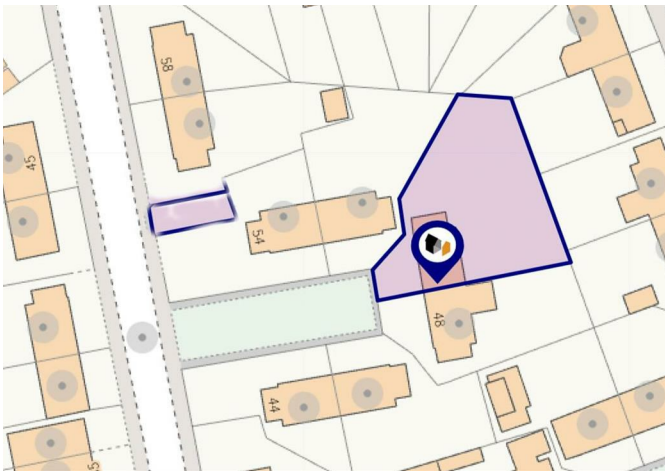


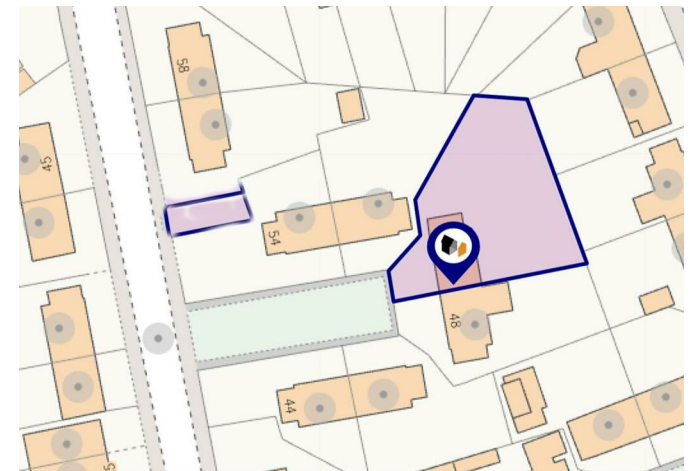
Enclosed front garden with access to the rear garden offering large lawns and seating areas. There is parking for 2 cars.

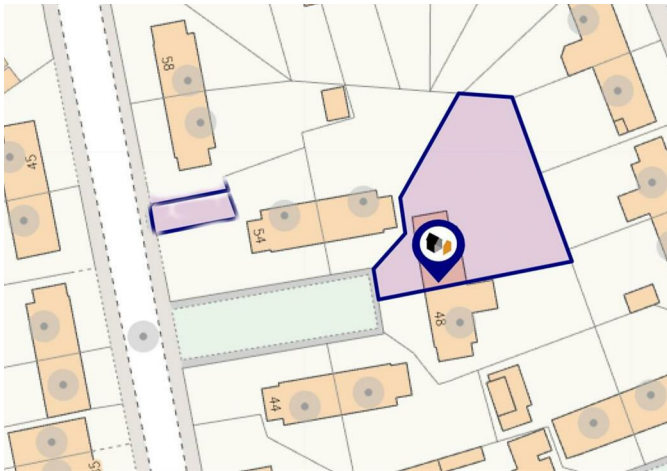


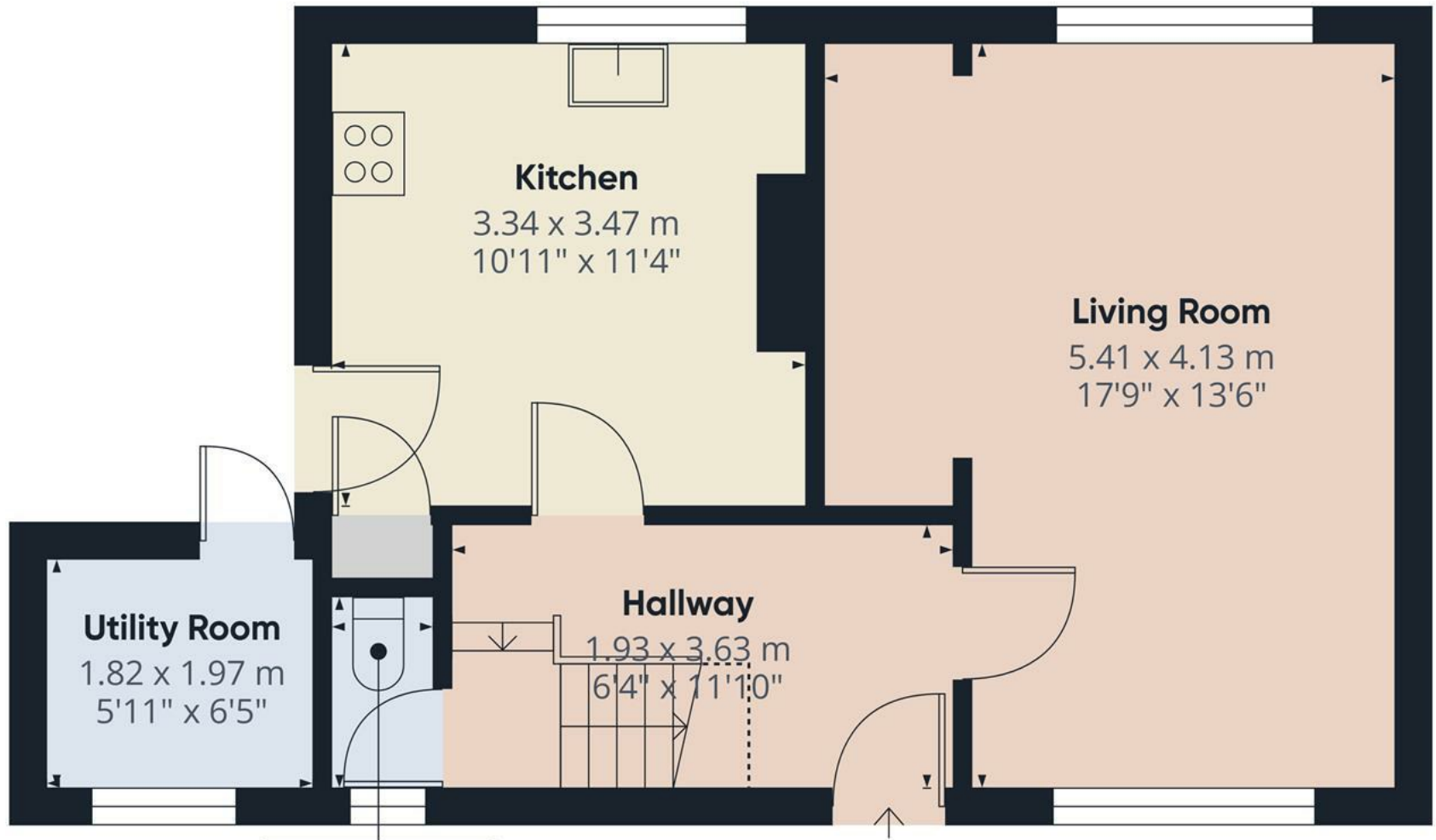












Approximate total area^m
44.5 m²
479 ft²

Reduced headroom
1 m²
11 ft²

(1) Excluding balconies and terraces

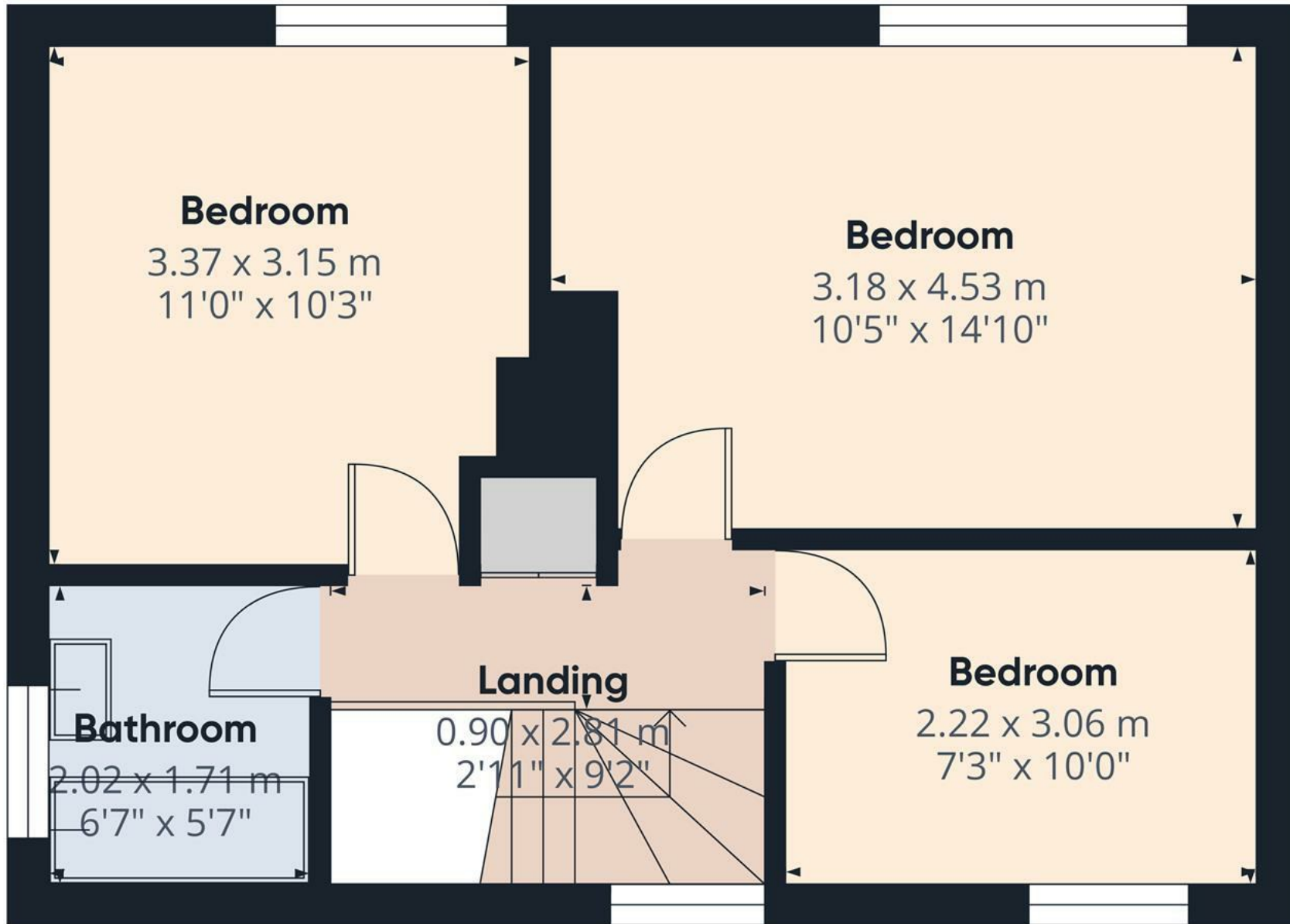
Reduced headroom
Below 1.5 m/5 ft

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

GIRAFFE360



Floor 0



Approximate total area⁽¹⁾

37.9 m²
408 ft²

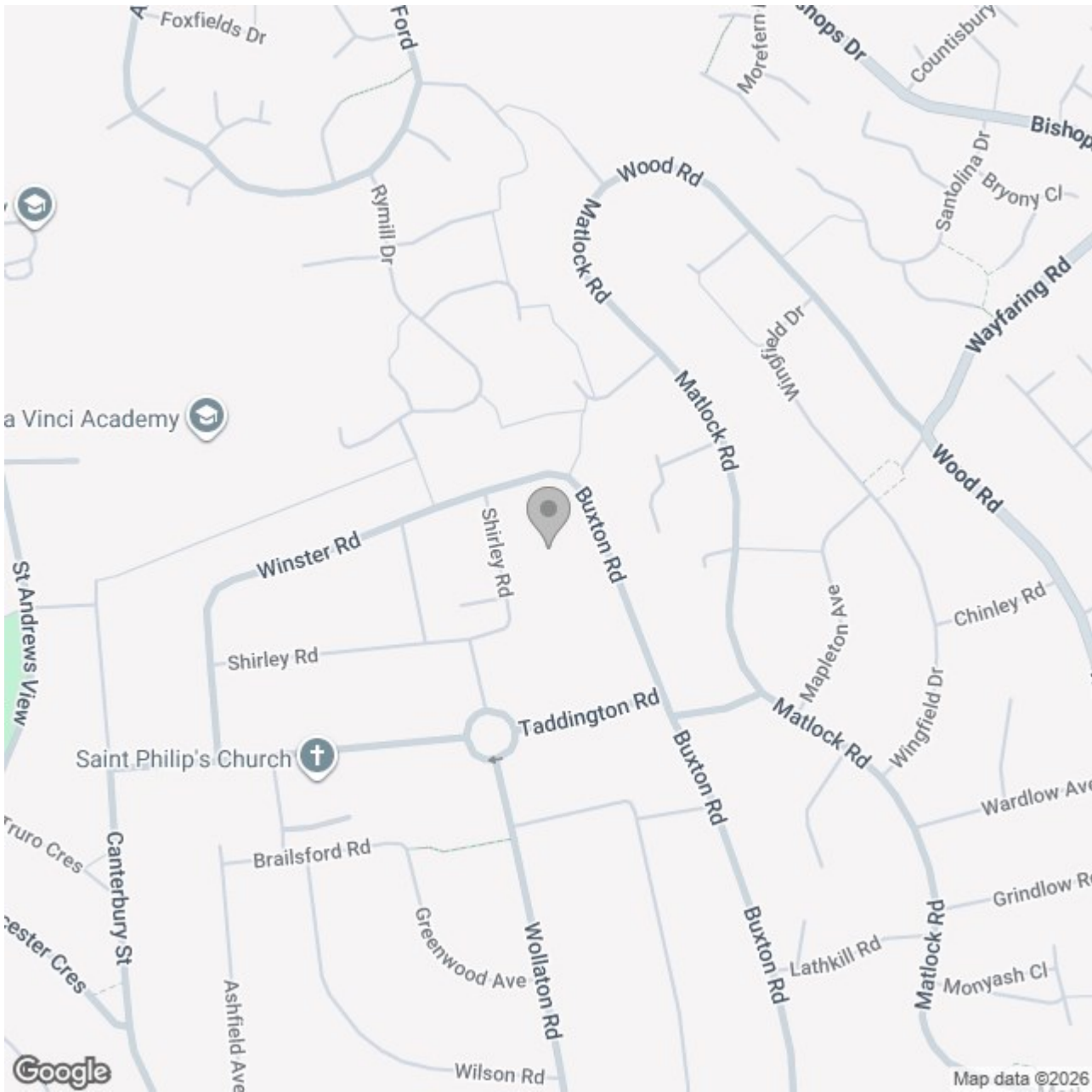
(1) Excluding balconies and terraces

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) A		
(81-91) B		
(69-80) C	71	76
(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	