





SEMI DETACHED PROPERTY IN
CONVENIENT LOCATION OFFERING
PLENTY OF POTENTIAL Entrance hall,
lounge, kitchen, bathroom. three first
floor bedrooms, drive and a rear
garden.



HALL

Stairs to the first floor and doors to -

LOUNGE

Window to the front.

KITCHEN

Window and door onto the garden.

BATHROOM

Bath, wash hand basin, low flush wc and radiator.

FIRST FLOOR

BEDROOM

Window

BEDROOM

Window

BEDROOM

Window

OUTSIDE

Front off road parking and a rear garden.

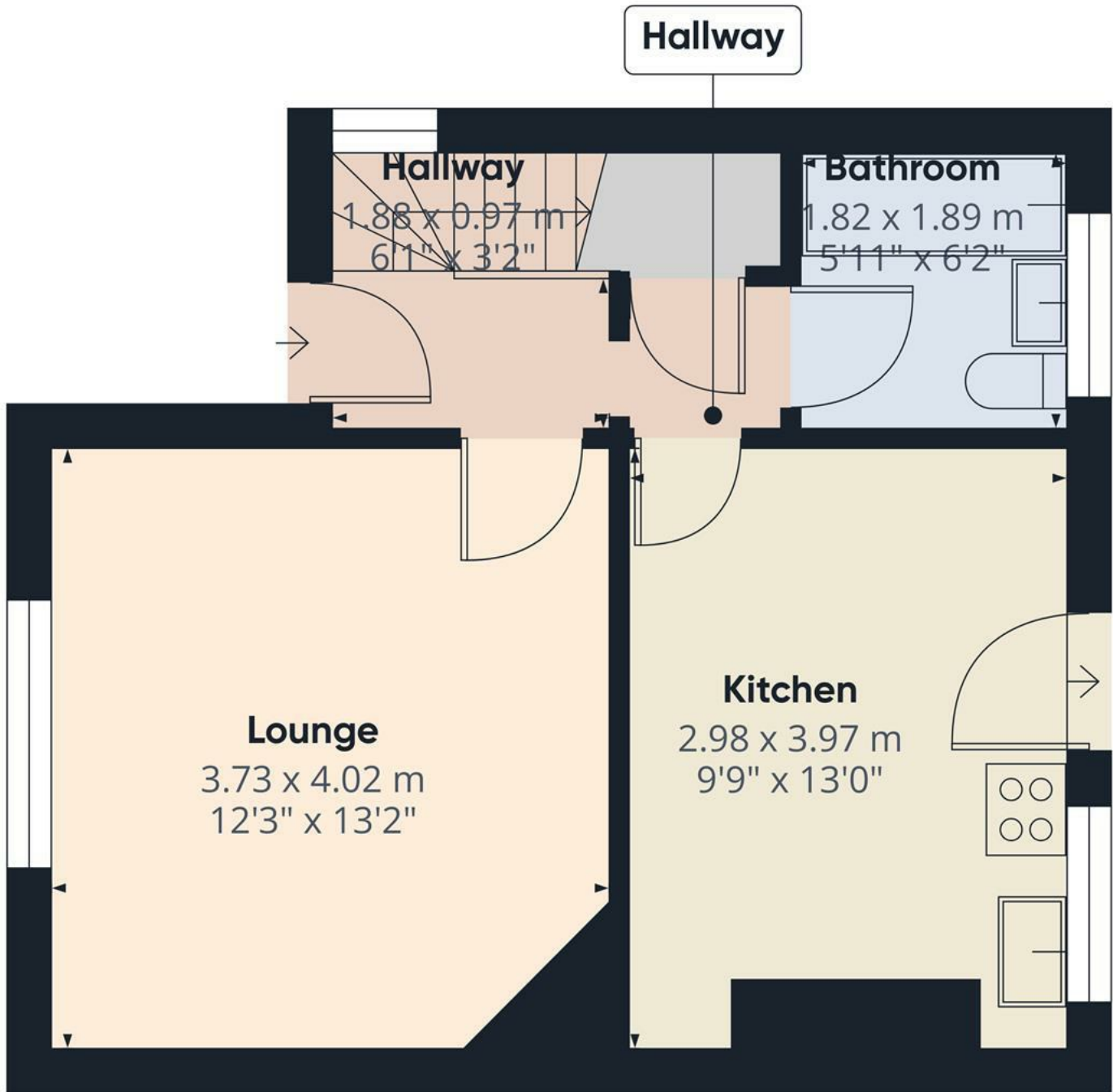
NOTE

Purchaser Due Diligence Disclaimer

Please be advised that, as the appointed selling agent, Move with Us is required to undertake customer due diligence checks in line with current regulations, including identity verification, Anti-Money Laundering (AML) checks, and source of funds verification for all purchasers. Should their offer be accepted, a charge of £49 plus vat will be payable and taken by phone as part of the purchaser compliance call before a memorandum of sale can be issued.







Floor 0

Approximate total area⁽¹⁾
34.9 m²
377 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.



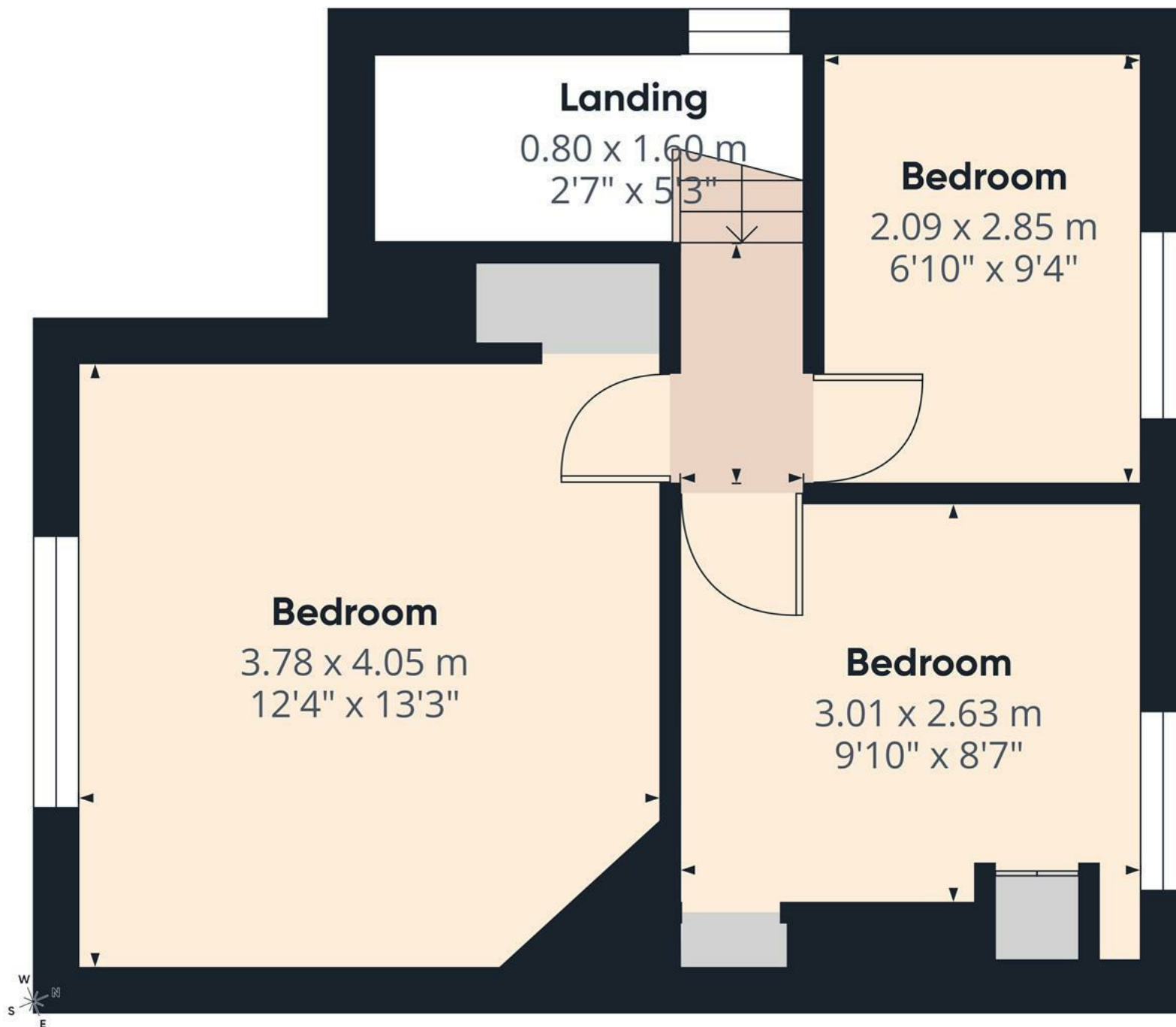
Approximate total area⁽¹⁾

30.8 m²
331 ft²

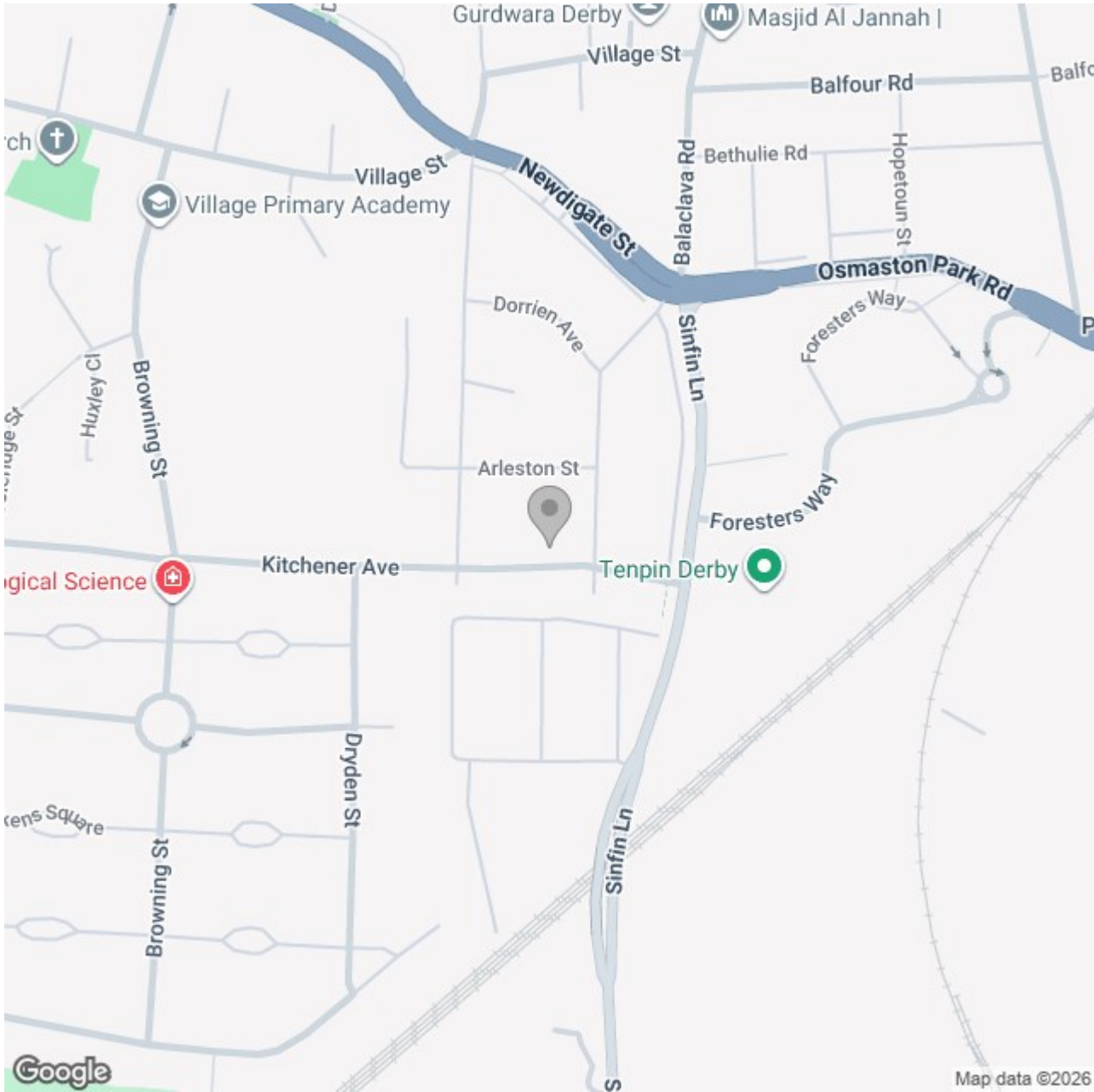
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Floor 1



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	