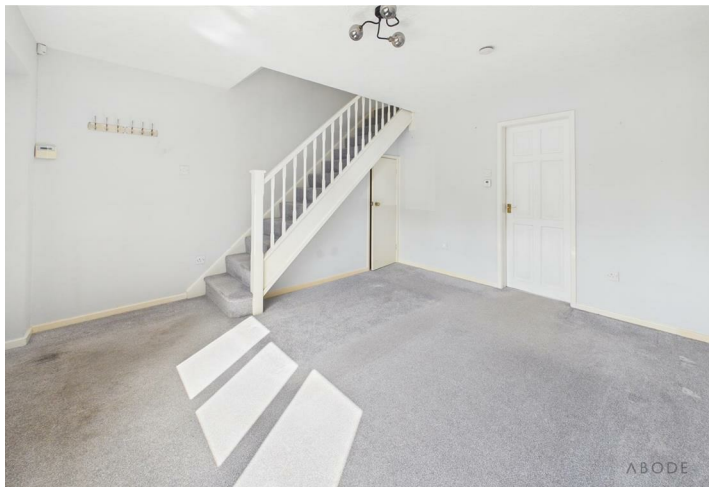






**** NO UPWARD CHAIN ****
**** IDEAL FOR FIRST TIME BUYERS****

****** THREE BEDROOMS **** STUNNING
 CONDITION ****** Modern property
 offering a lounge, fitted kitchen diner
 with doors onto the garden, three first
 floor bedrooms and a bathroom.
 Parking and a rear garden. Perfect first
 time buyer and must be viewed.



LOUNGE

Entrance door into the lounge with stairs to the first floor, radiator and double glazed window.

KITCHEN DINER

Fitted units with work surfaces and a sink unit. Fitted oven and hob with extractor, further appliance spaces, radiator, double glazed window and doors onto the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Double glazed window and a radiator.

BEDROOM 2

Double glazed window and a radiator.

BEDROOM 3

Double glazed window and a radiator.

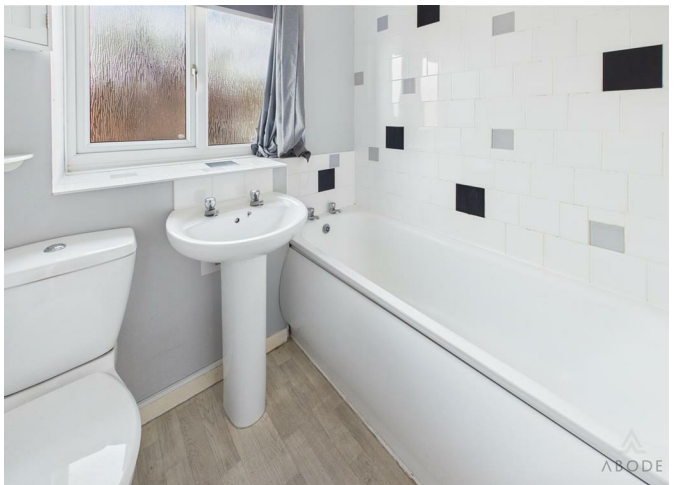
BATHROOM

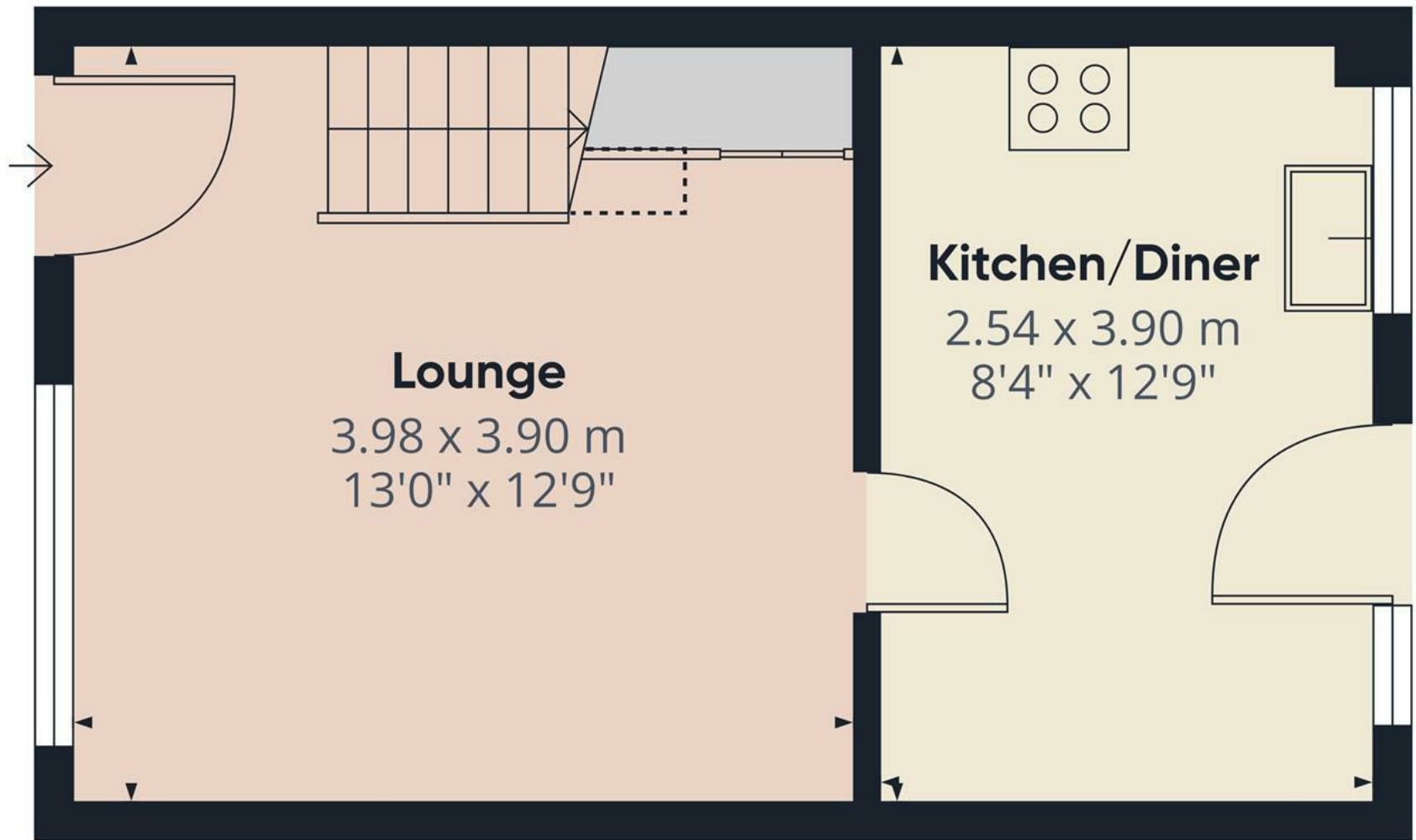
Bath, low flush wc, wash hand basin, radiator.

OUTSIDE

Front parking and a rear garden with lawn and paved patio.







Approximate total area⁽¹⁾
25.9 m²
279 ft²

Reduced headroom
0.5 m²
5 ft²

(1) Excluding balconies and terraces

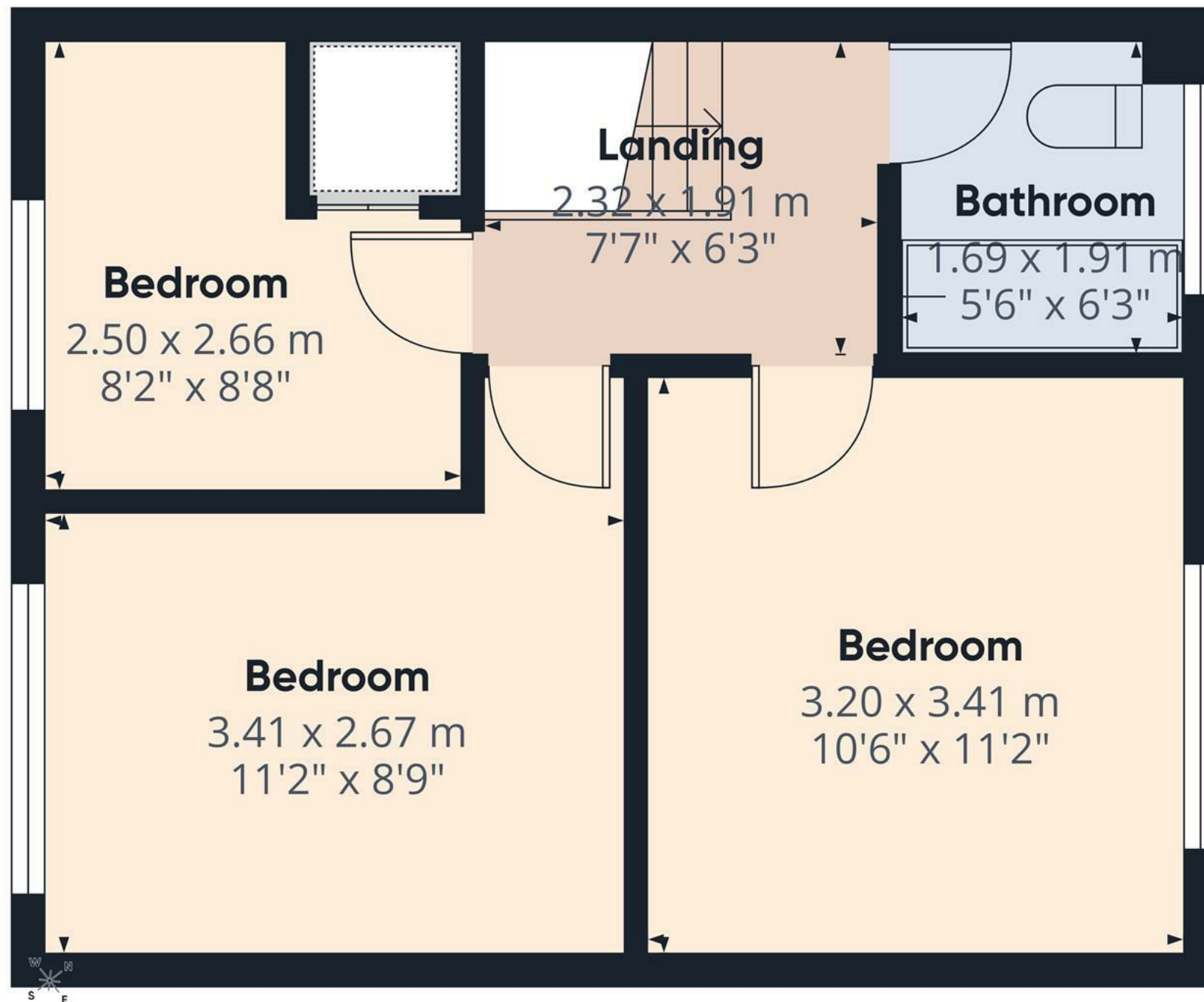
Reduced headroom
Below 1.5 m/5 ft

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



Floor 1

Approximate total area⁽¹⁾

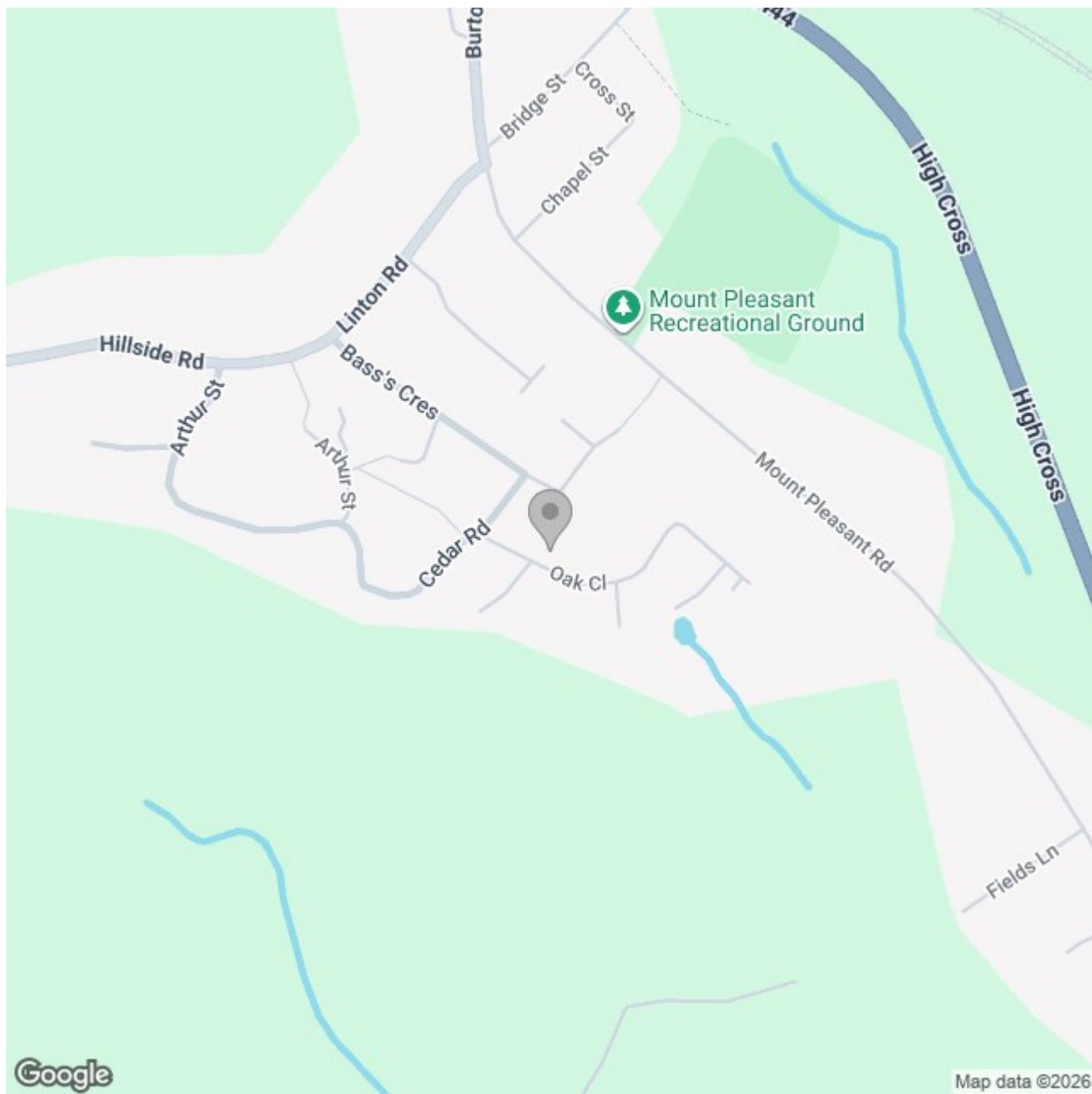
32.4 m²

347 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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 	