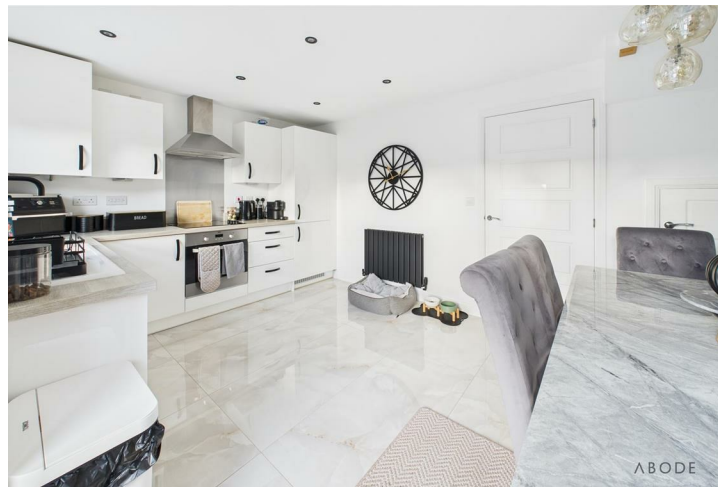






**** IMPRESSIVE & UPGRADED
PROPERTY **** Modern semi detached
home offering a hall, re-fitted guest
cloakroom, lounge and a fitted kitchen
diner with built in appliances and doors
onto the rear garden. Three first floor
bedrooms, bathroom and an ensuite
shower room. Landscaped rear garden
and a double width parking for 2 cars.



HALL

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

CLOAKROOM

Low flush wc, vanity sink unlit with wash hand basin and storage under, brushe chrome ladder style radiator.

LOUNGE

Two upvc double glazed windows and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, integrated dishwasher, washer dryer and fridge freezer. Upvc double glazed window and doors onto the garden. Under stairs storage cupboard and a modern radiator.

FIRST FLOOR LANDING

Storage cupboard, loft access, radiator.

BEDROOM 1

Upvc double glazed window, wardrobes, radiator, and door to -

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.



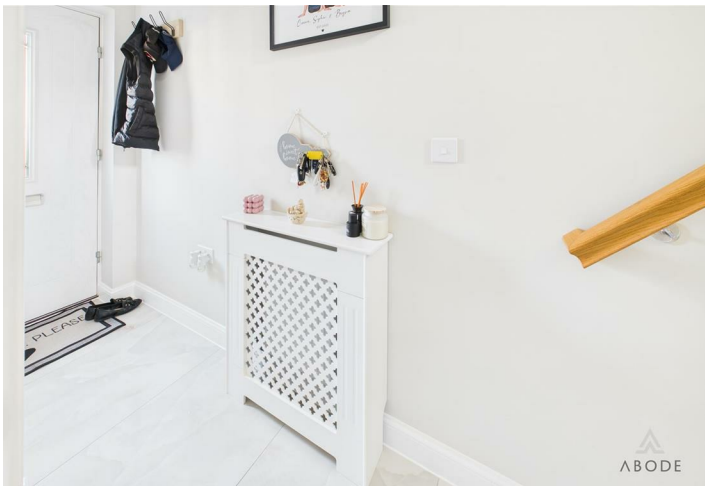
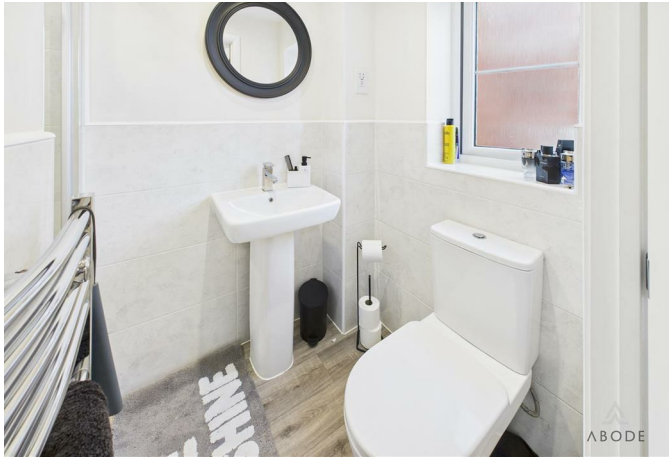
BATHROOM

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

OUTSIDE

Composite decking, artificial lawn and a patio area.

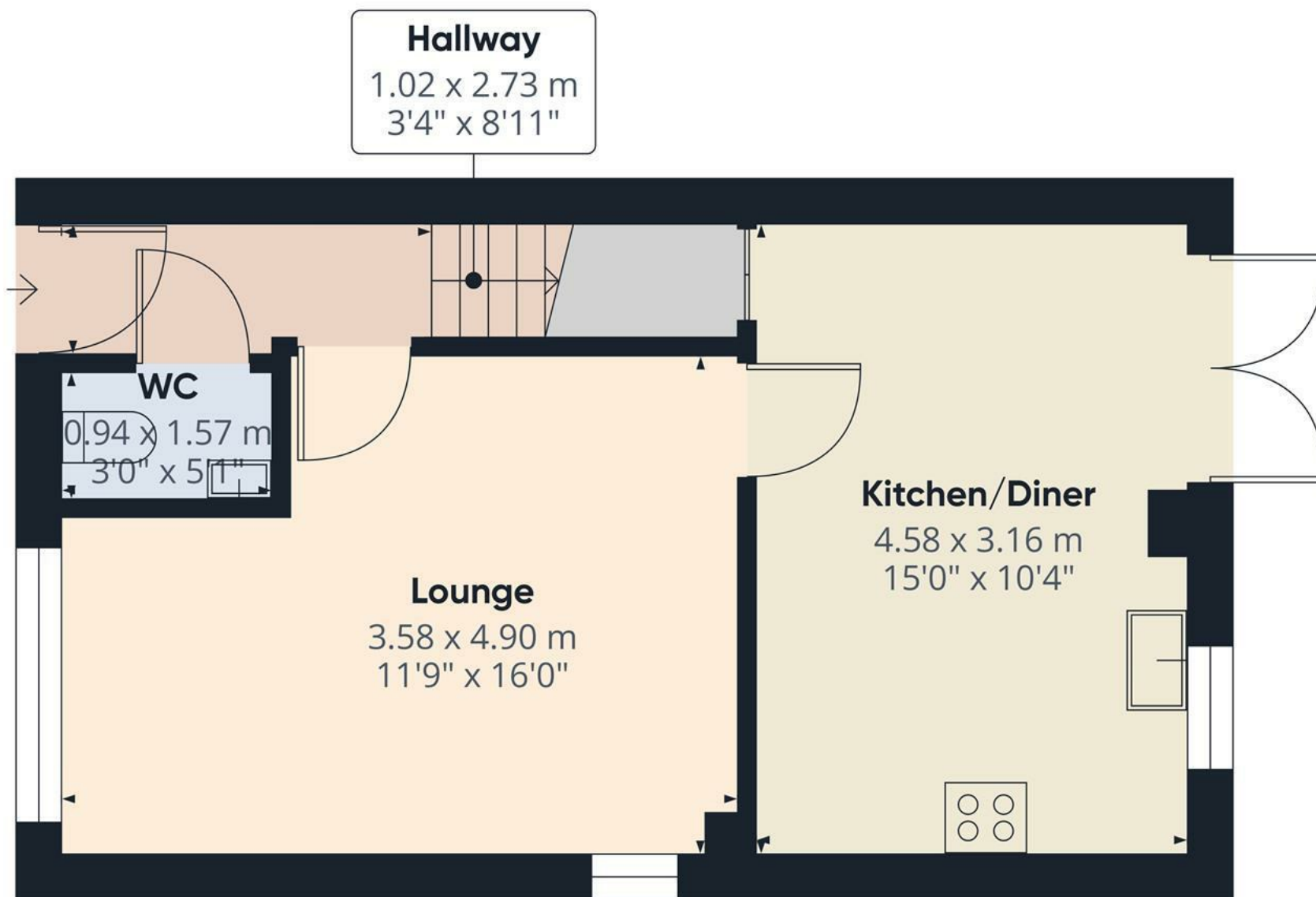












Approximate total area⁽¹⁾

36.6 m²

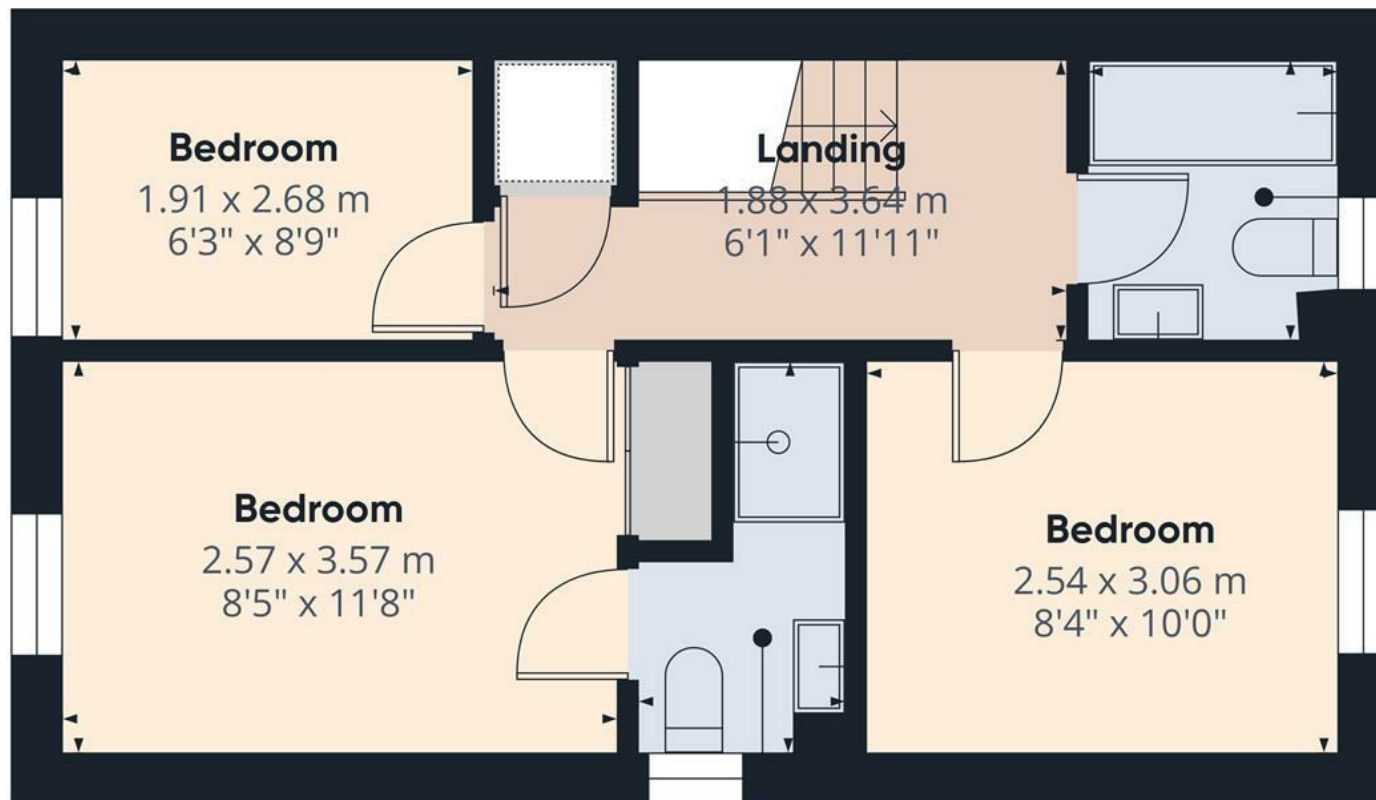
394 ft²

(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 0



Bathroom

1.85 x 1.65 m
6'0" x 5'4"

Landing

1.88 x 3.64 m
6'1" x 11'11"

Bedroom

1.91 x 2.68 m
6'3" x 8'9"

Bedroom

2.57 x 3.57 m
8'5" x 11'8"

Bedroom

2.54 x 3.06 m
8'4" x 10'0"

Bathroom

2.53 x 1.34 m
8'3" x 4'4"

Approximate total area⁽¹⁾

33.3 m²
358 ft²

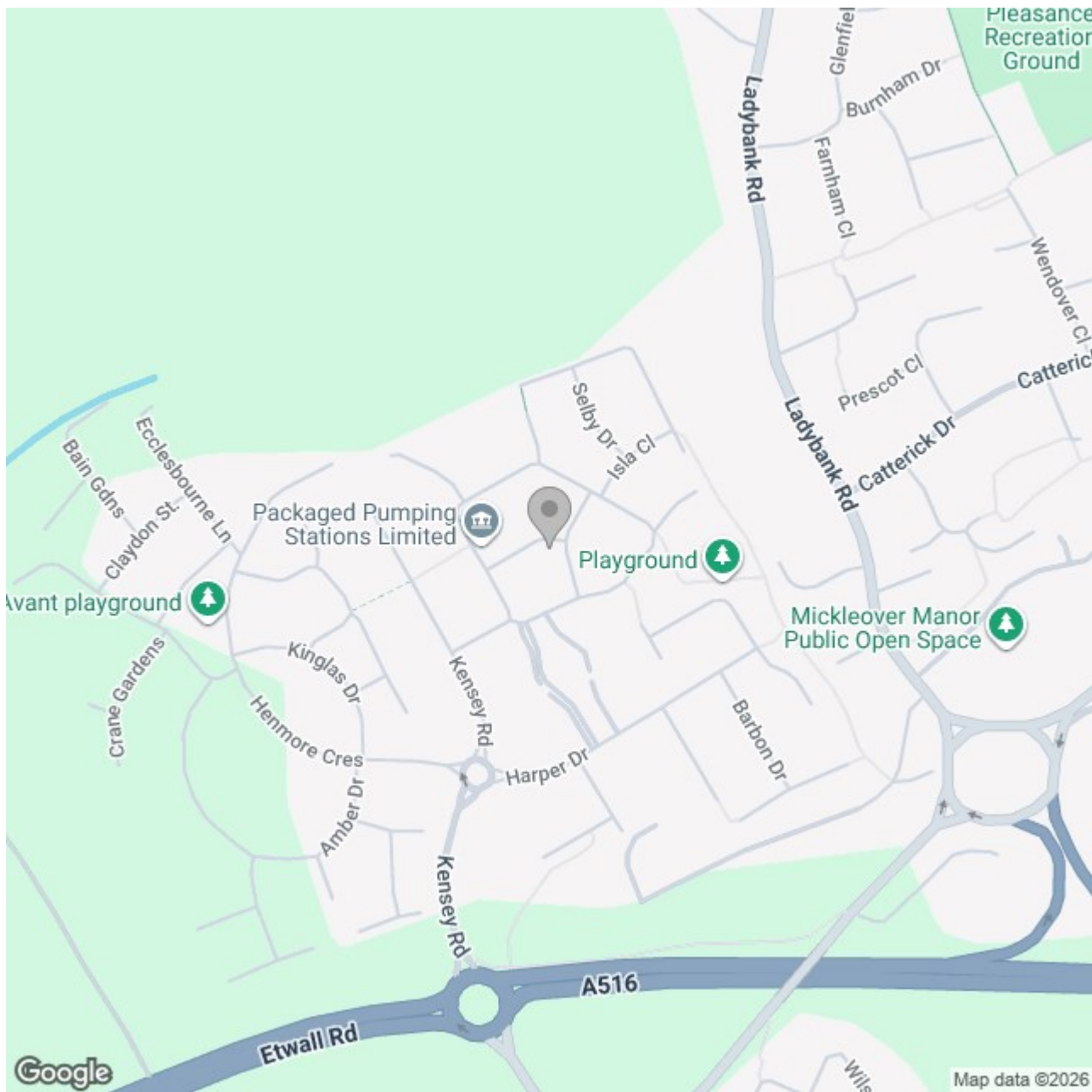
(1) Excluding balconies and terraces

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		97
(81-91) B	85	
(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 