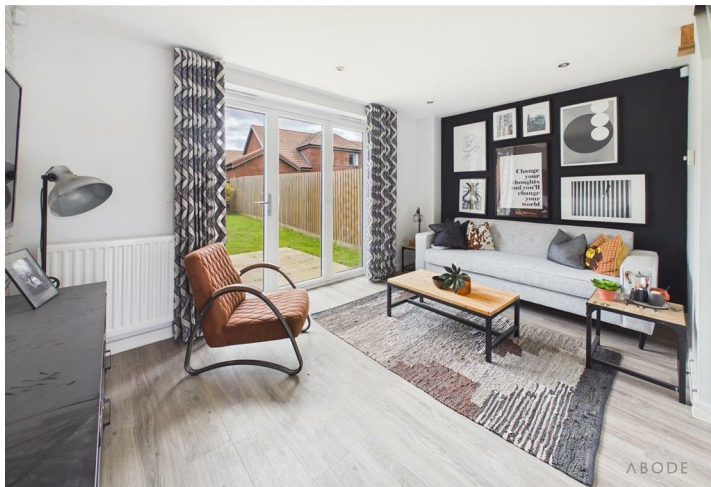






**** BRAND NEW AND AVAILABLE
IMMEDIATELY **** IMPRESSIVE FINISH
THROUGHOUT **** Semi detached
property design and built by Avant
Homes, this property offers a fitted
kitchen, guest cloakroom and a lounge
with doors onto the garden. Two
bedrooms and a bathroom. Landscaped
rear garden and a long drive. Call
Abode to view 01283 358007



KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, upvc double glazed window to the front and a radiator.

LOUNGE

Upvc double glazed bifold doors onto the garden and a radiator.

CLOAKROOM

Low flush wc, wash hand basin and radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobes, upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window and a radiator.

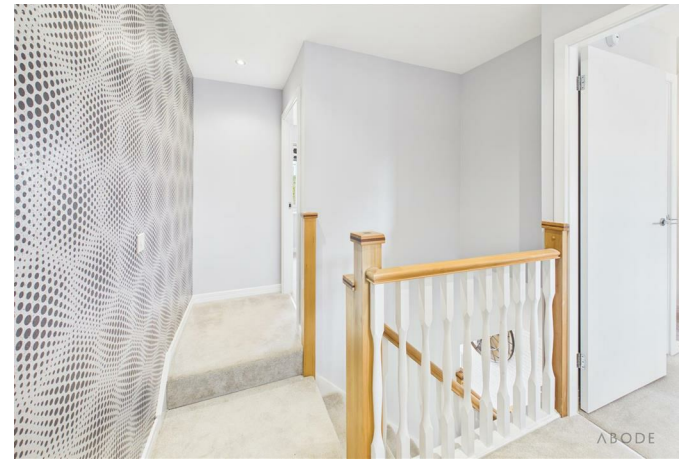
BATHROOM

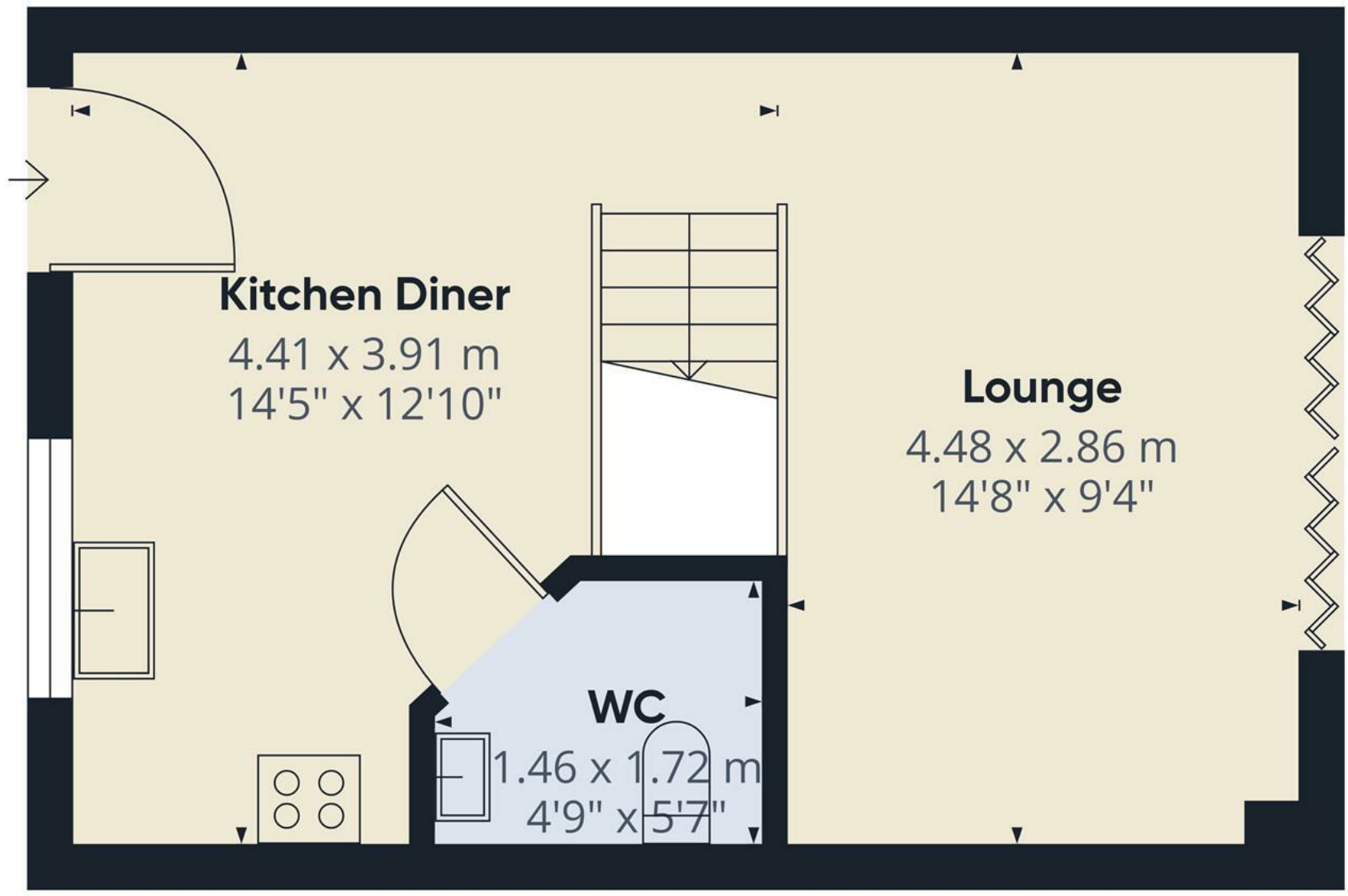
Panel enclosed bath with a shower over and shower screen, low flush wc, wash hand basin, upvc double glazed window and a radiator.

OUTSIDE

Rear garden with lawn, shrubs and patio. Side driveway







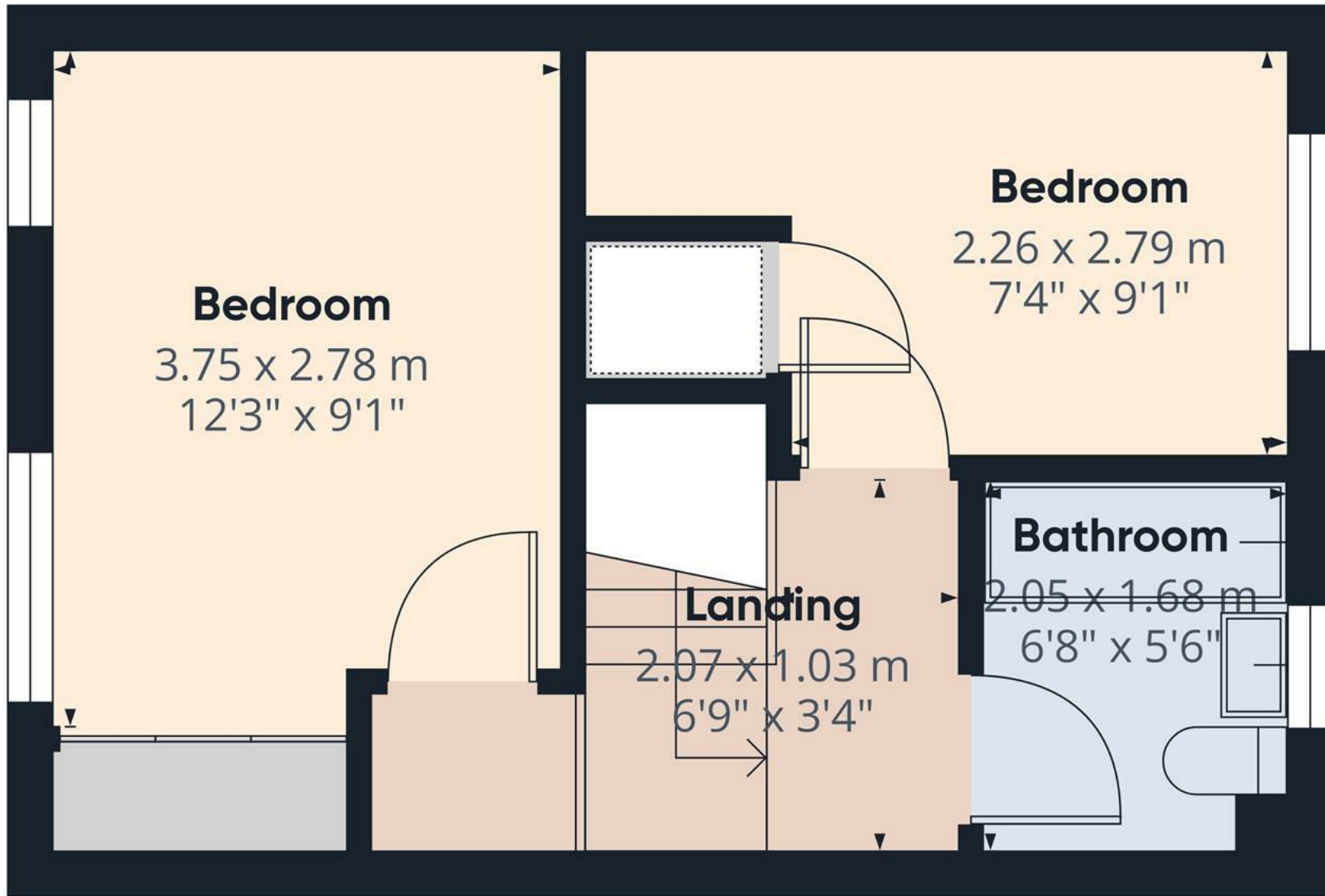
Approximate total area⁽¹⁾
30.2 m²
325 ft²

(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



Approximate total area⁽¹⁾

25.8 m²
278 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		94
(81-91) B	83	
(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	