





**** IMPRESSIVE SEMI DETACHED
PROPERTY WITH IMMACULATE GARDENS
**** Beautifully looked after throughout
and offering a good size hall, lounge,
dining room and a fitted kitchen. The
first floor offers three good size
bedrooms and a bathroom. Front and
rear gardens and a drive. The property
offers plenty of potential and must be
viewed to be fully appreciated.



ABODE
SALES & LETTINGS

HALL

Upvc double glazed entrance door into the hall with stairs to the first floor and a radiator, upvc double glazed window to the side.

LOUNGE

Feature coal effect gas with surround, upvc double glazed windows to the side and rear, storage cupboard and a door to -

DINING ROOM

Radiator, upvc double glazed window and a hatch to the kitchen.

KITCHEN

Fitted wall mounted , base and drawer units with work surfaces and a sink unit. Spaces for a cooker and fridge and freezer, plumbing and spaces for a washing machine and dishwasher. Upvc double glazed window and door to the rear and hatch to the dining room.

FIRST FLOOR LANDING

Upvc double glazed window to the side, radiator and a double airing cupboard.

BEDROOM 1

Fitted wardrobes and cupboards, radiator and a upvc double glazed window to the rear.

BEDROOM 2

Built in wardrobes with mirror sliding doors, radiator and a upvc double glazed window to the front.

BEDROOM 3

Upvc double glazed window to the front and a radiator.



BATHROOM

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

OUTSIDE

Front garden and a drive. Really good size and well maintained rear garden with seating areas, lawn, shed and greenhouse, side gate.



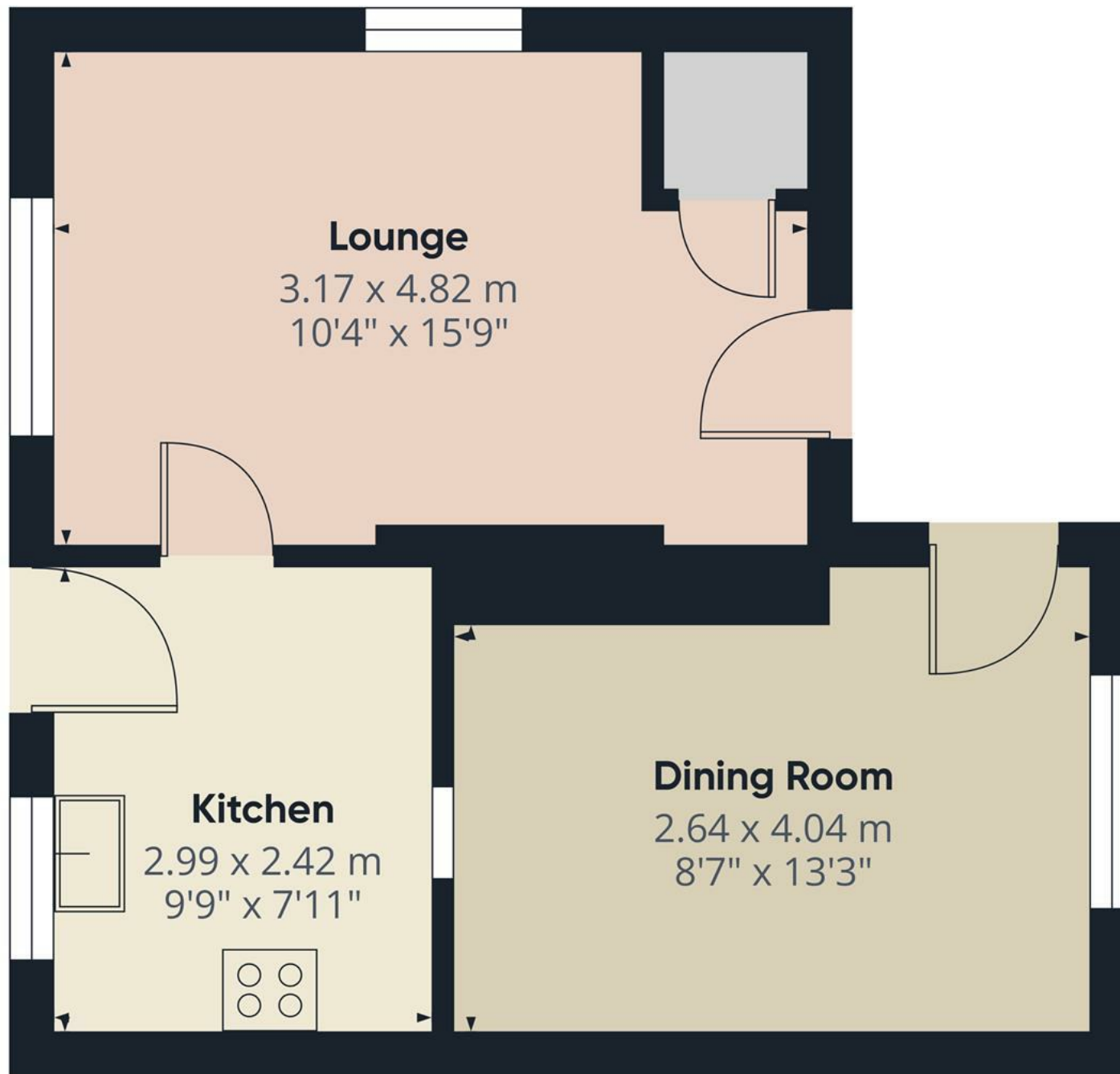












Floor 0

Approximate total area⁽¹⁾

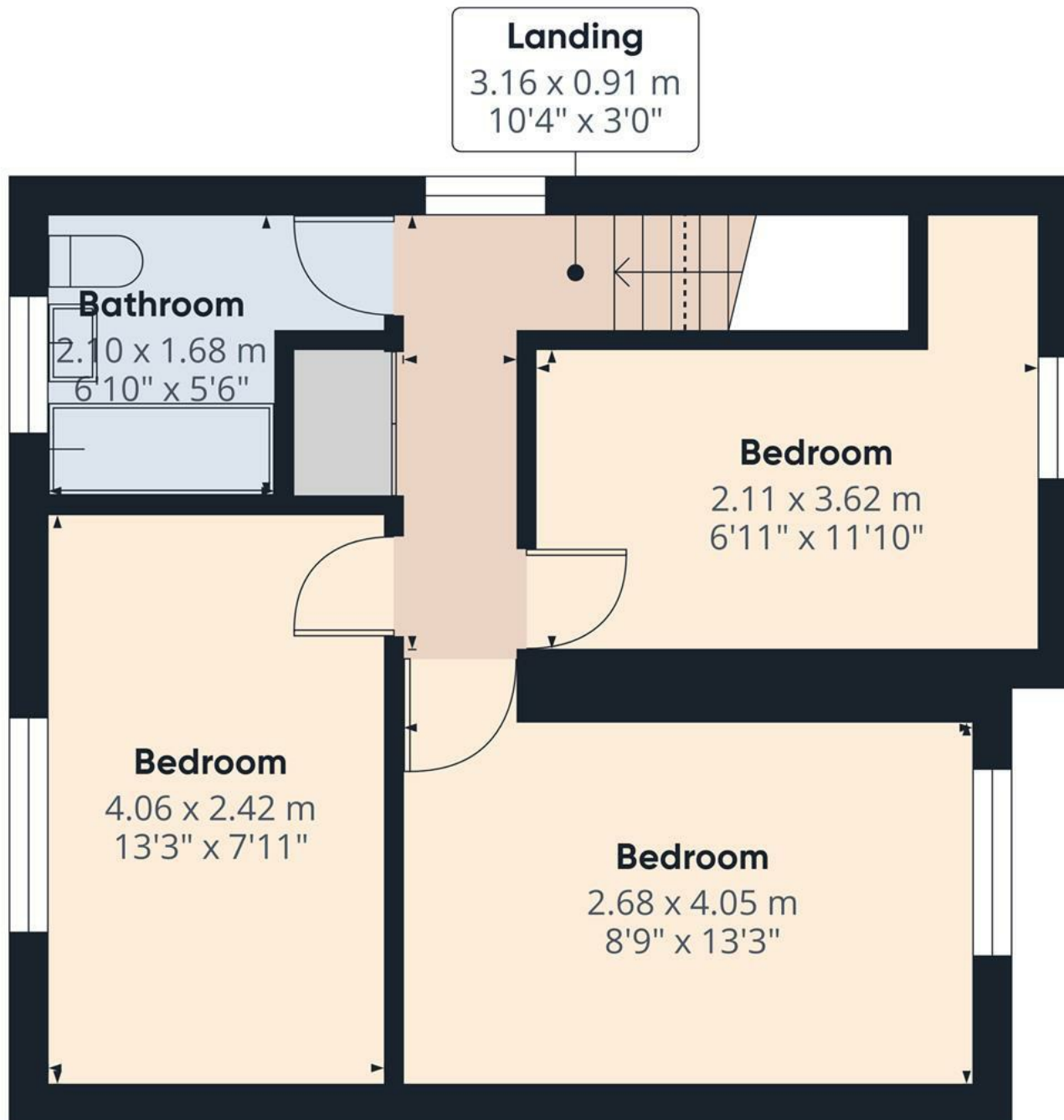
33.7 m²

364 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.

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Floor 1

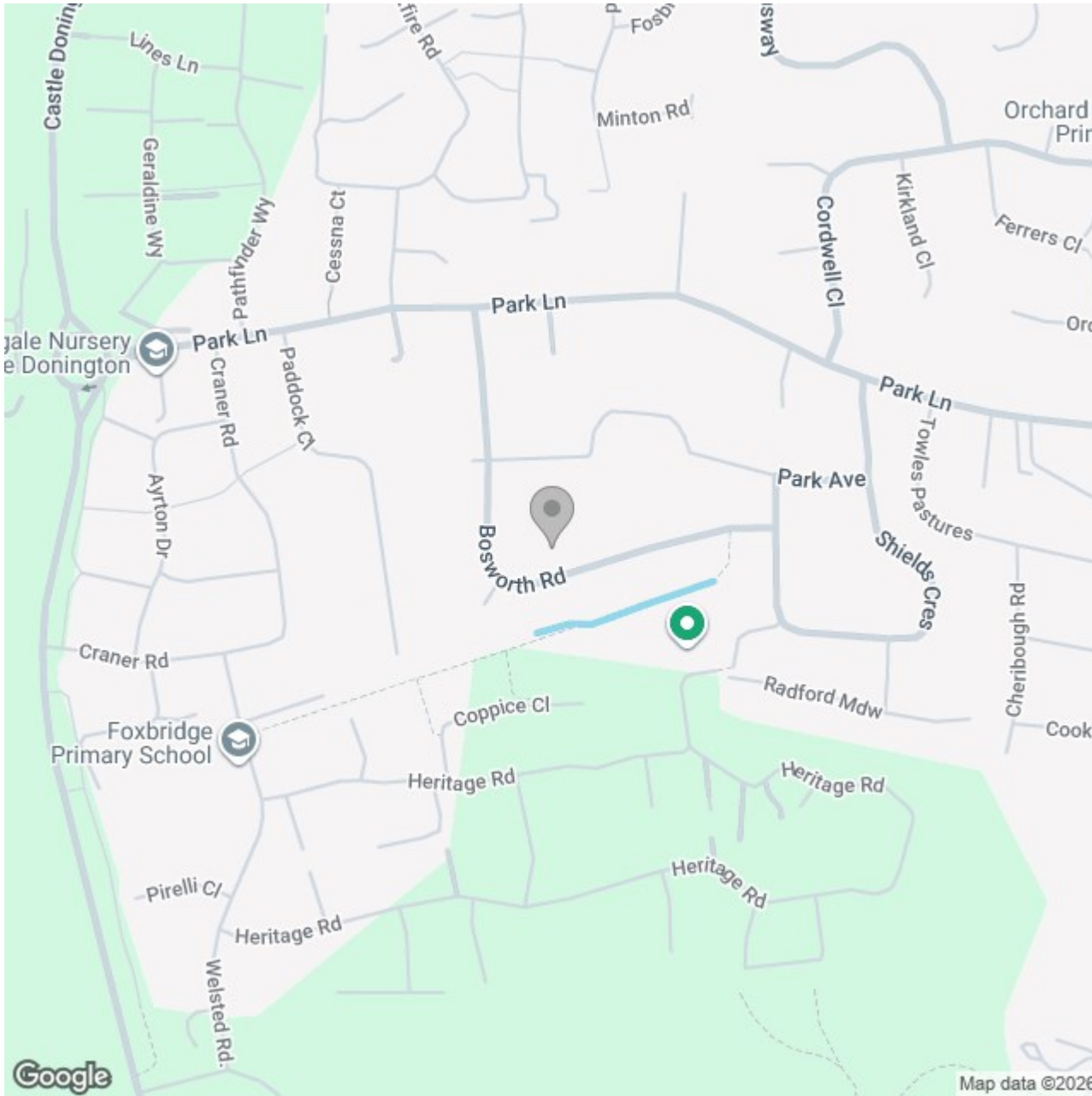
Approximate total area⁽¹⁾
37.4 m²
402 ft²

(1) Excluding balconies and terraces

Reduced headroom⁽¹⁾
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.

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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 	