





**** SPACIOUS KITCHEN DINER **** Modern property offering a lounge and kitchen diner, two bedrooms and a bathroom. Gas heating system and upvc double glazed. Enclosed garden and a drive. Offered for sale with no chain.



LOUNGE

Entrance door into the lounge with upvc double glazed window to the front and a radiator.

INNER HALL

Stairs to the first floor.

KITCHEN DINER

Fitted units with work surfaces and a breakfast bar.
Fitted oven and hob, radiator, sky light window and double doors onto the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window and a radiator.

BATHROOM

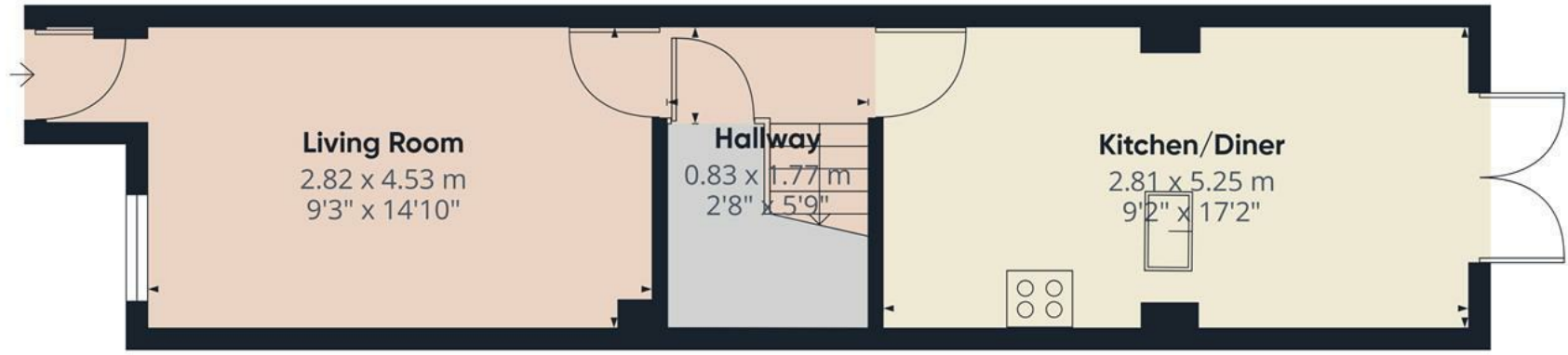
Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin and radiator.

OUTSIDE

Front drive way and a rear garden with a lawn and rear gate.







Living Room
2.82 x 4.53 m
9'3" x 14'10"

Hallway
0.83 x 1.77 m
2'8" x 5'9"

Kitchen/Diner
2.81 x 5.25 m
9'2" x 17'2"

Approximate total area⁽¹⁾
33.3 m²
358 ft²

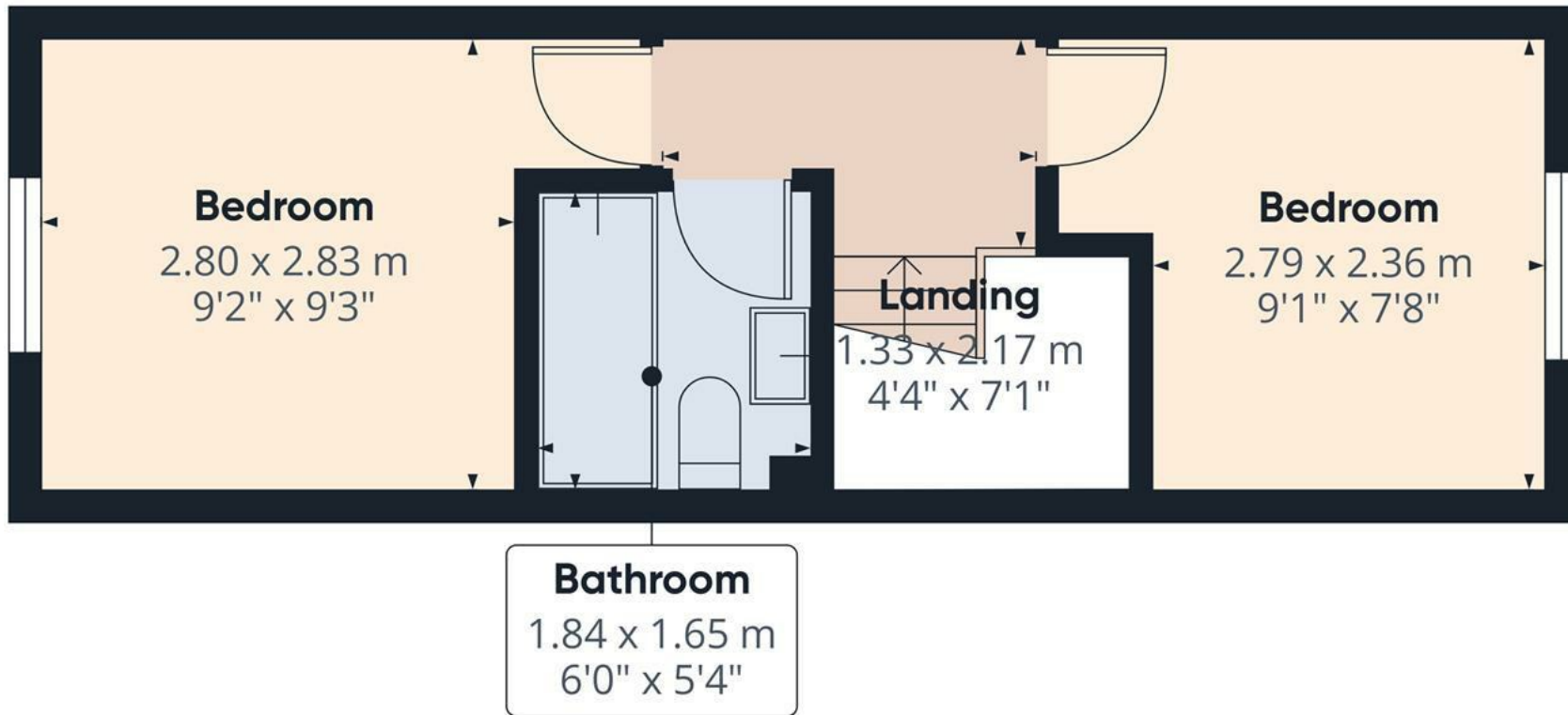
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area⁽¹⁾

21.3 m²
230 ft²

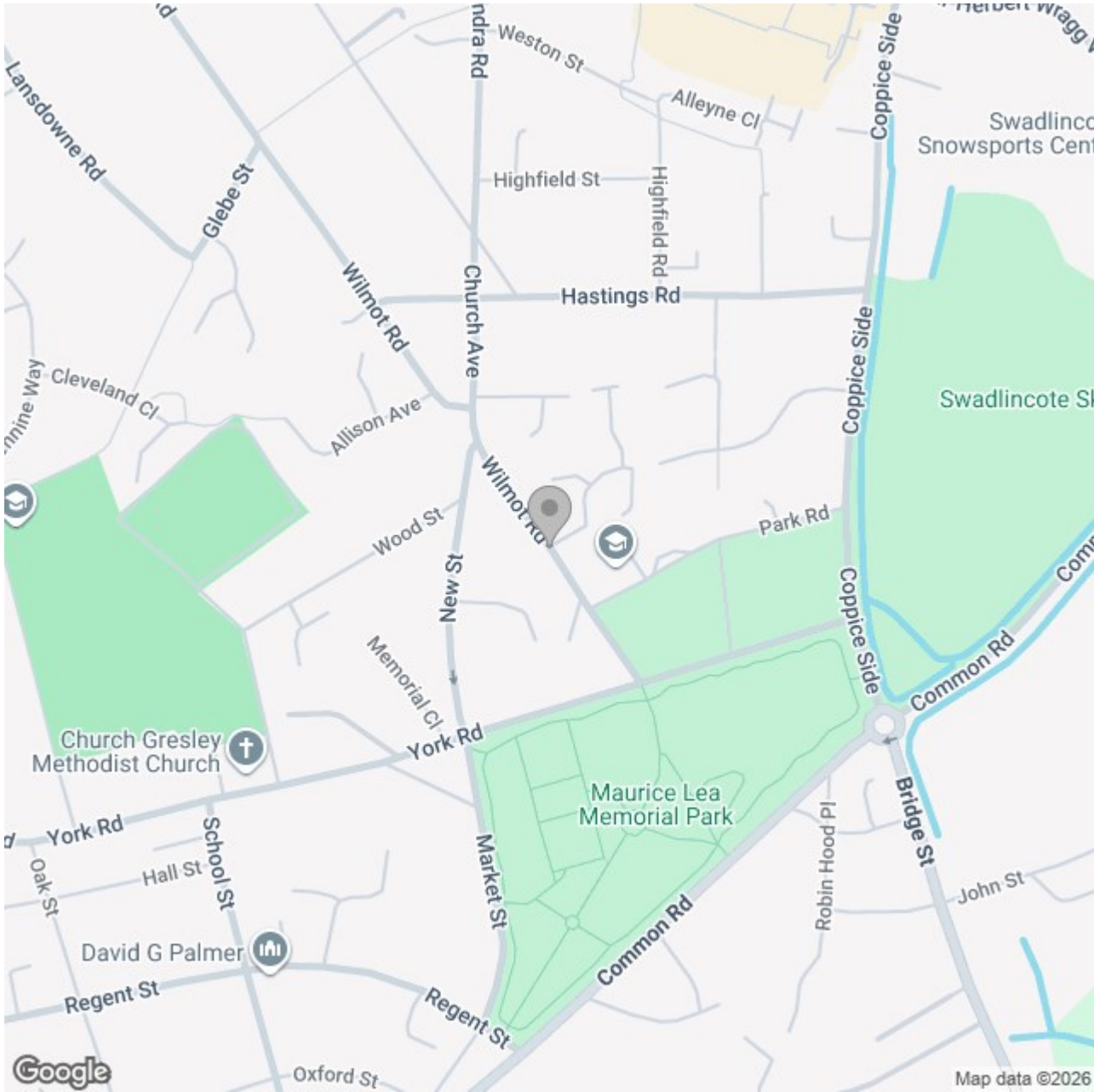
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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	