







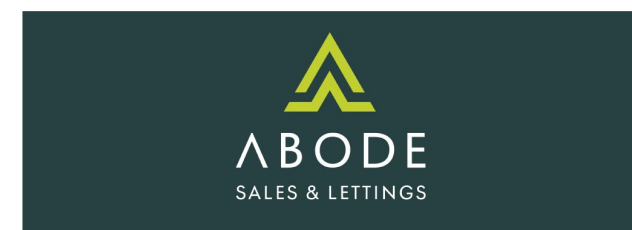
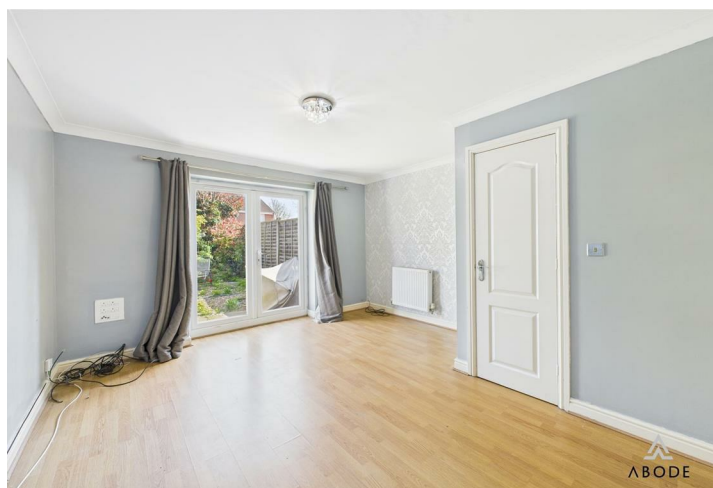
Offered for sale with no upward chain stands this modern two-bedroom mid-townhouse presents an excellent opportunity for both first-time buyers and investors alike.

In brief the gas centrally heated and double glazed accommodation comprises of cloakroom, fitted kitchen and lounge overlooking the rear garden.

The first floor boasts two generously sized double bedrooms and family bathroom.

This property comes with the added benefit of allocated parking and enclosed rear garden.

Viewing is strictly by appointment only.















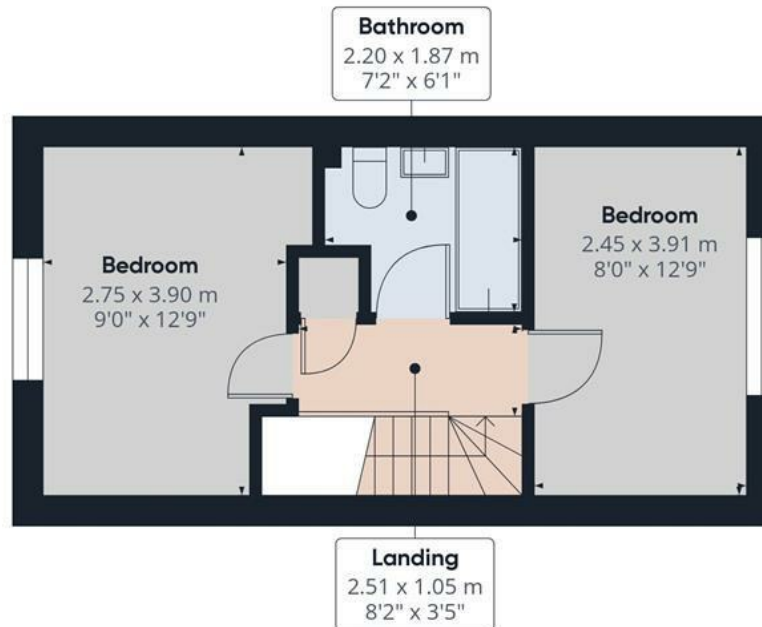








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

57.33 m<sup>2</sup>

617.1 ft<sup>2</sup>

**Reduced headroom**

0.62 m<sup>2</sup>

6.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

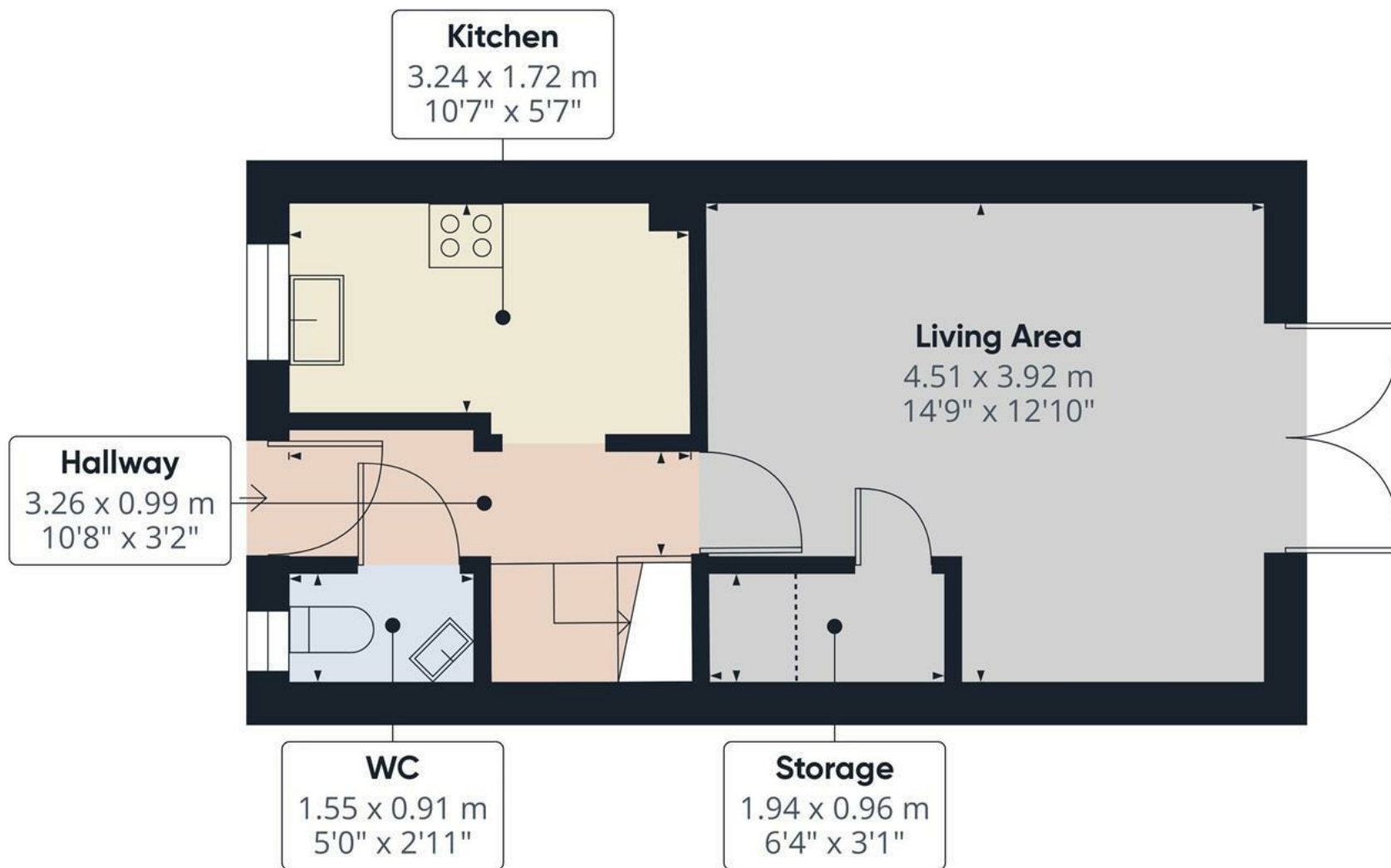
**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



**Approximate total area<sup>(1)</sup>**

30.28 m<sup>2</sup>

325.94 ft<sup>2</sup>

**Reduced headroom**

0.62 m<sup>2</sup>

6.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

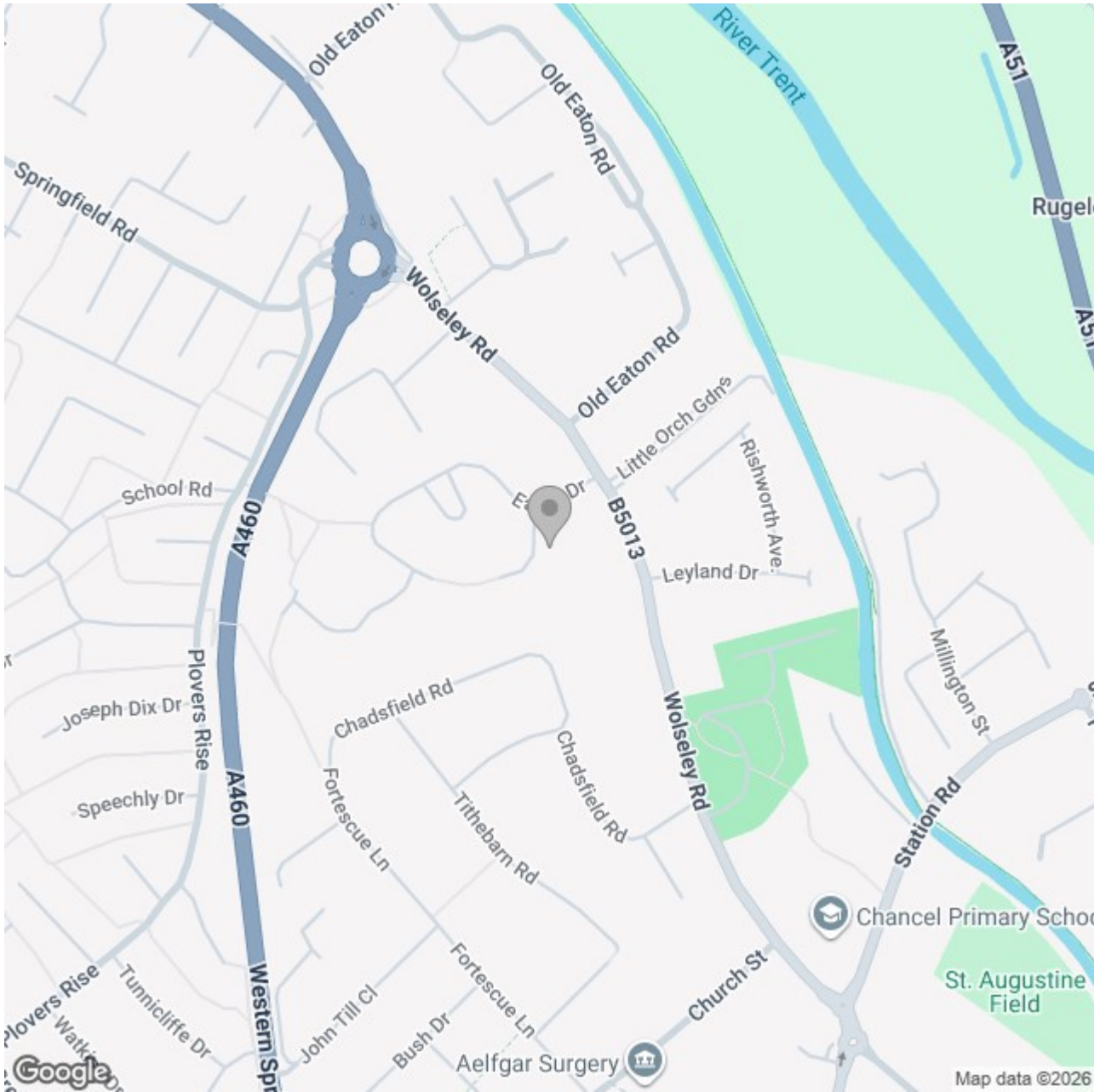
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Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

Floor 0





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC