





**** MODERN PROPERTY
**** NO CHAIN **** Great opportunity for a first time buyer offering a hall, lounge and newly fitted kitchen in 2026. Two bedrooms and a bathroom. Parking space and front garden. Upvc double glazed installed in November 2025.



HALL

Entrance door into the hall with door to the lounge.

LOUNGE

Upvc double glazed window to the front, electric heater and stairs to the first floor.

KITCHEN

Fitted units with work surfaces, appliance spaces, upvc double glazed window.

FIRST FLOOR LANDING

Doors to -

BEDROOM

Upvc double glazed window, wardrobes and storage cupboard.

BEDROOM

Upvc double glazed window and electric heater.

BATHROOM

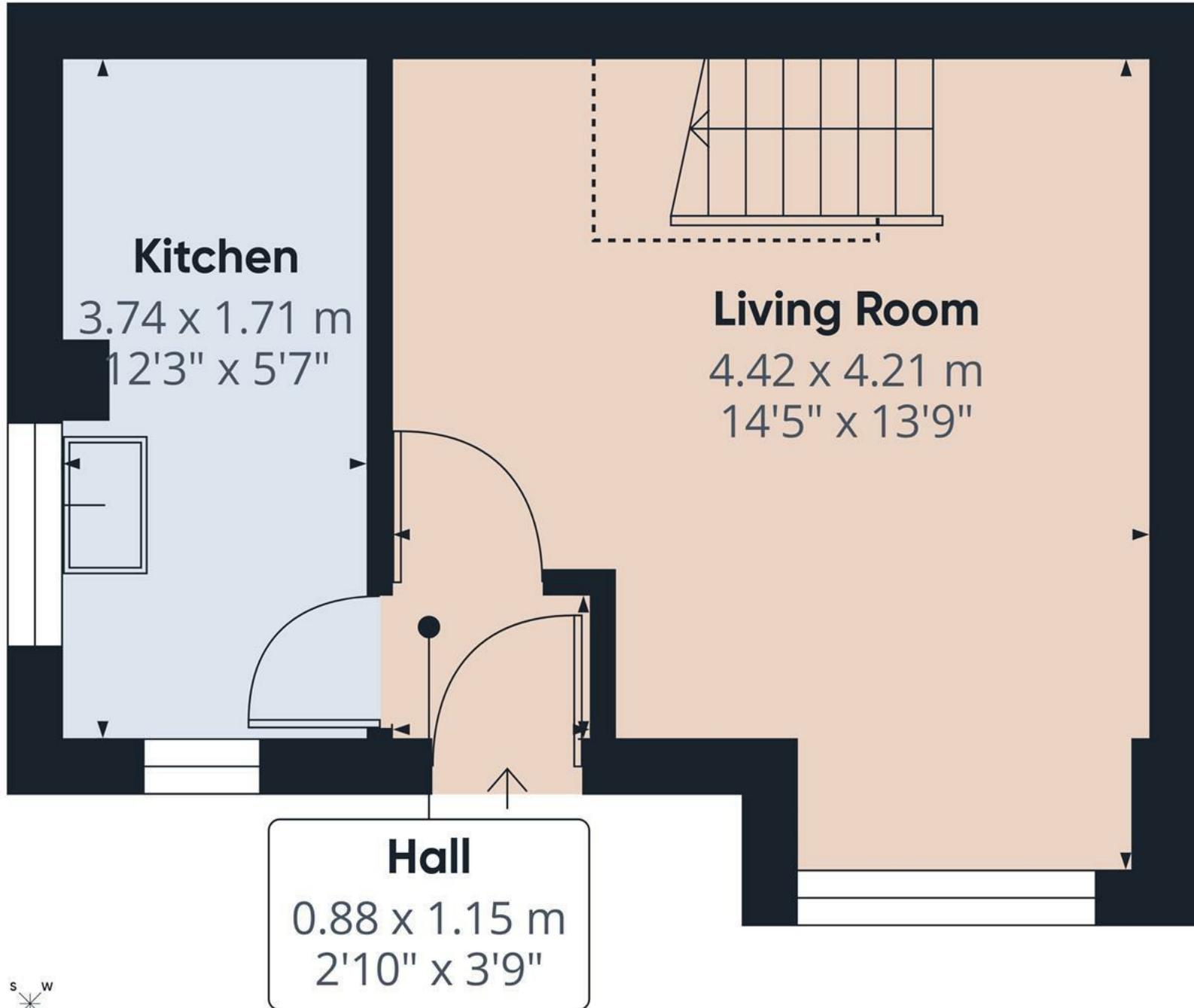
Bath with a shower, low flush wc, wash hand basin, electric heater and upvc double glazed window.

OUSIDE

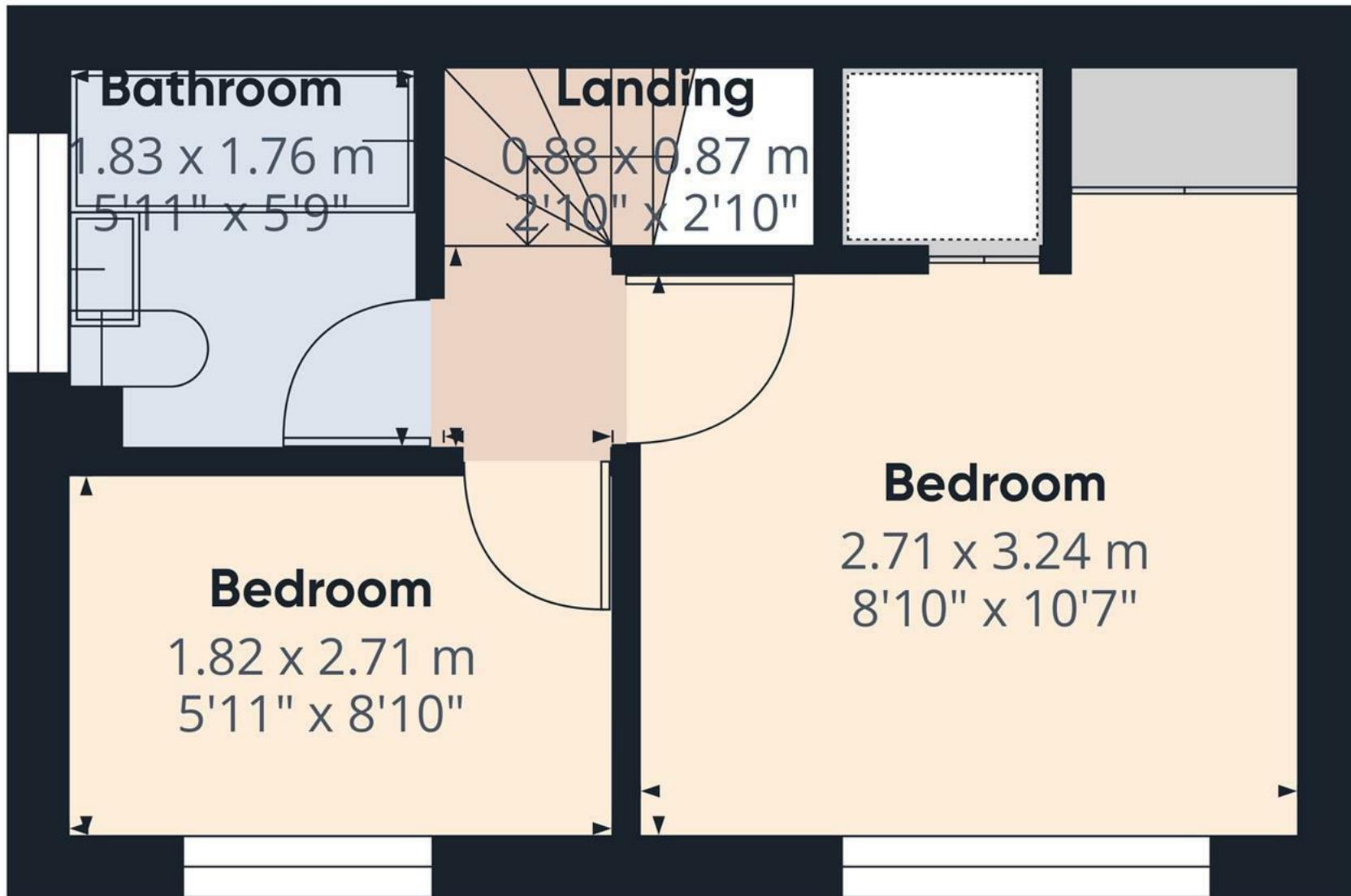
Parking space. Front garden.

Note - there is a maintenance fee of approximately £250 per year, this includes all the trees and hedges being cut regularly so there is no physical upkeep for the owners





Floor 0



Approximate total area⁽¹⁾

18.9 m²
204 ft²

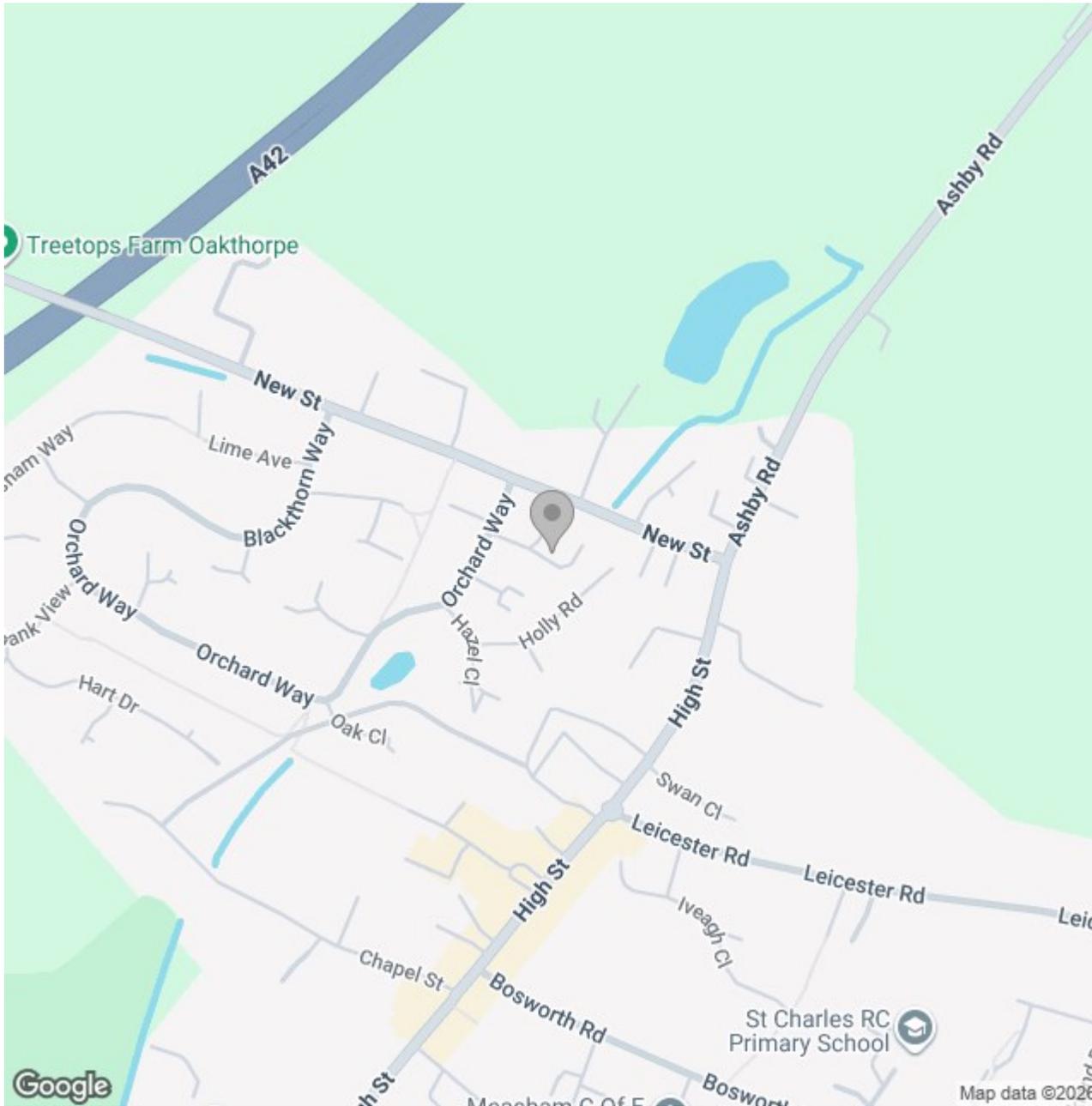
(1) Excluding balconies and terraces

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 | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |