





\*\*\*\* IMPRESSIVE CORNER POSITION \*\*\*\* GOOD SIZE PLOT \*\*\*\* Semi detached property situated in a popular location. In brief the property offers a porch and hall, lounge, fitted kitchen, shower room and three first floor bedrooms. Front and rear garden, side driveway and a single garage. The property also benefits from a gas heating system and upvc double glazed windows.



## PORCH

Entrance door into the porch with windows onto the garden and a door into hall.

## HALL

Stairs to the first floor.

## UTILITY AREA

Plumbing for a washing machine.

## LOUNGE

Upvc double glazed window to the front, radiator and a fireplace.

## KITCHEN

Fitted units with works surfaces, breakfast bar and a sink and drainer unit. Two storages cupboard, radiator and a upvc double glazed window.

## SHOWER ROOM

Enclosed shower, vanity sink unit with wash hand basin and drawers under, low flush wc, radiator and upvc double glazed window.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Fitted wardrobes and cupboards, radiator and upvc double glazed window.

## BEDROOM 2

Storage cupboard, fitted dressing table, two upvc double glazed windows and a radiator.



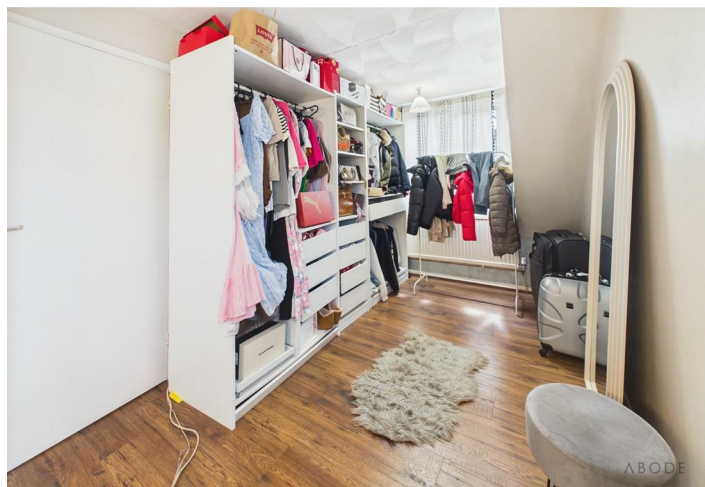
## BEDROOM 3

Radiator and upvc double glazed windows, wardrobe and drawers,

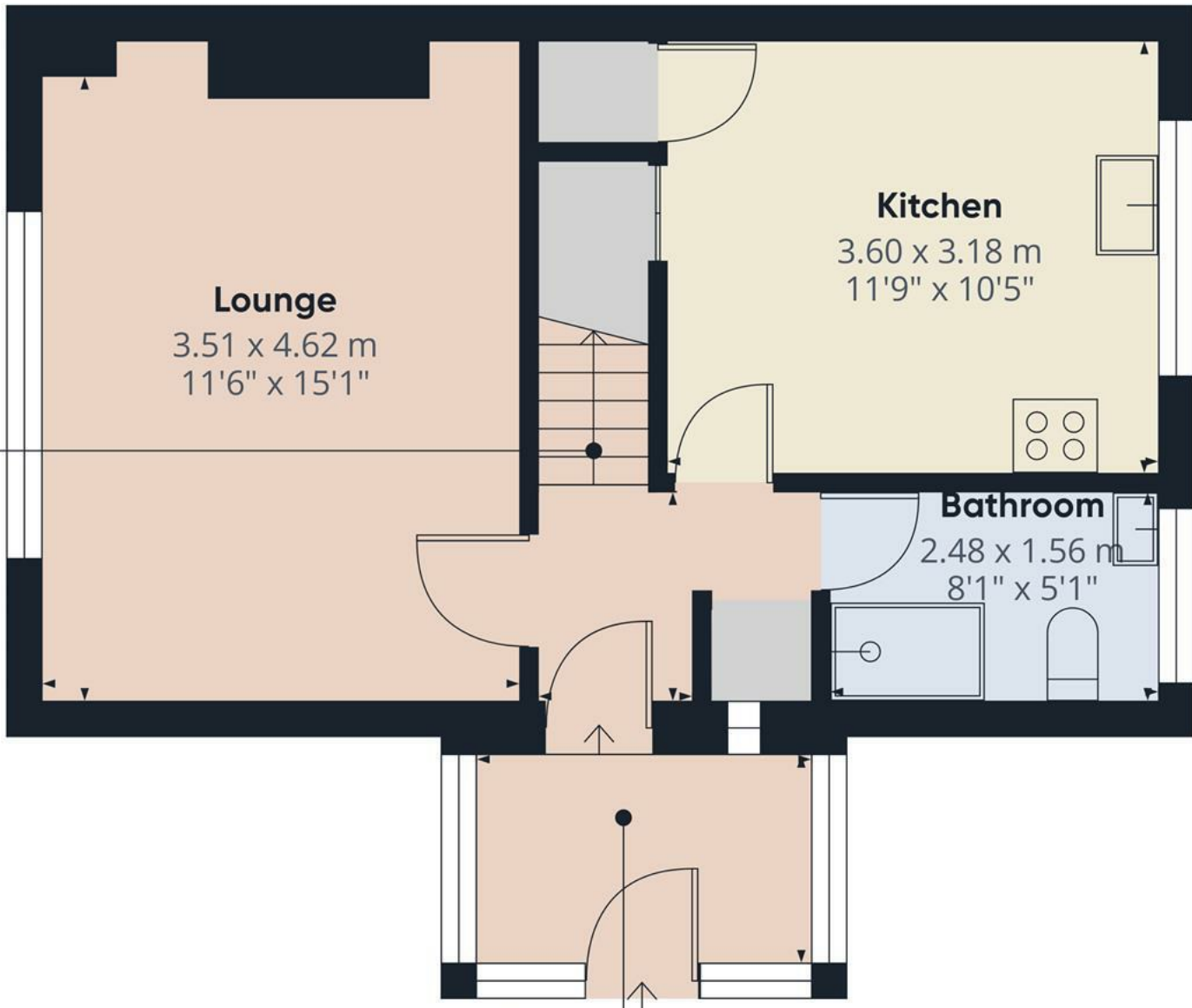
## OUTSIDE

Lawns to the front, rear and side. Side drive and a single garage.









**Hallway**  
1.16 x 1.56 m  
3'9" x 5'1"

**Lounge**  
3.51 x 4.62 m  
11'6" x 15'1"

**Kitchen**  
3.60 x 3.18 m  
11'9" x 10'5"

**Bathroom**  
2.48 x 1.56 m  
8'1" x 5'1"

**Porch**  
2.61 x 1.62 m  
8'6" x 5'3"

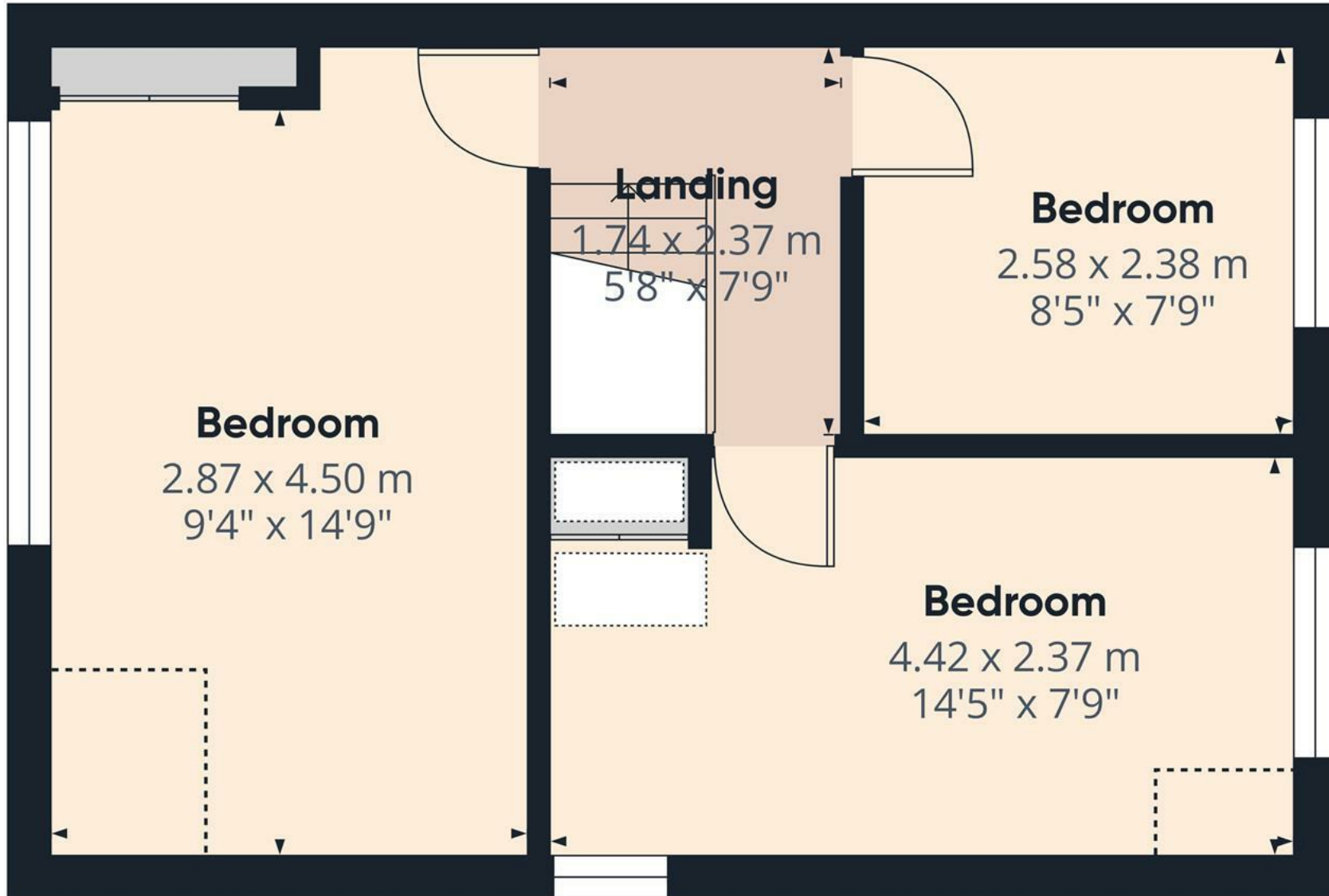
**Approximate total area<sup>(1)</sup>**  
41.4 m<sup>2</sup>  
445 ft<sup>2</sup>

(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.



Floor 0



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

32.5 m<sup>2</sup>  
349 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

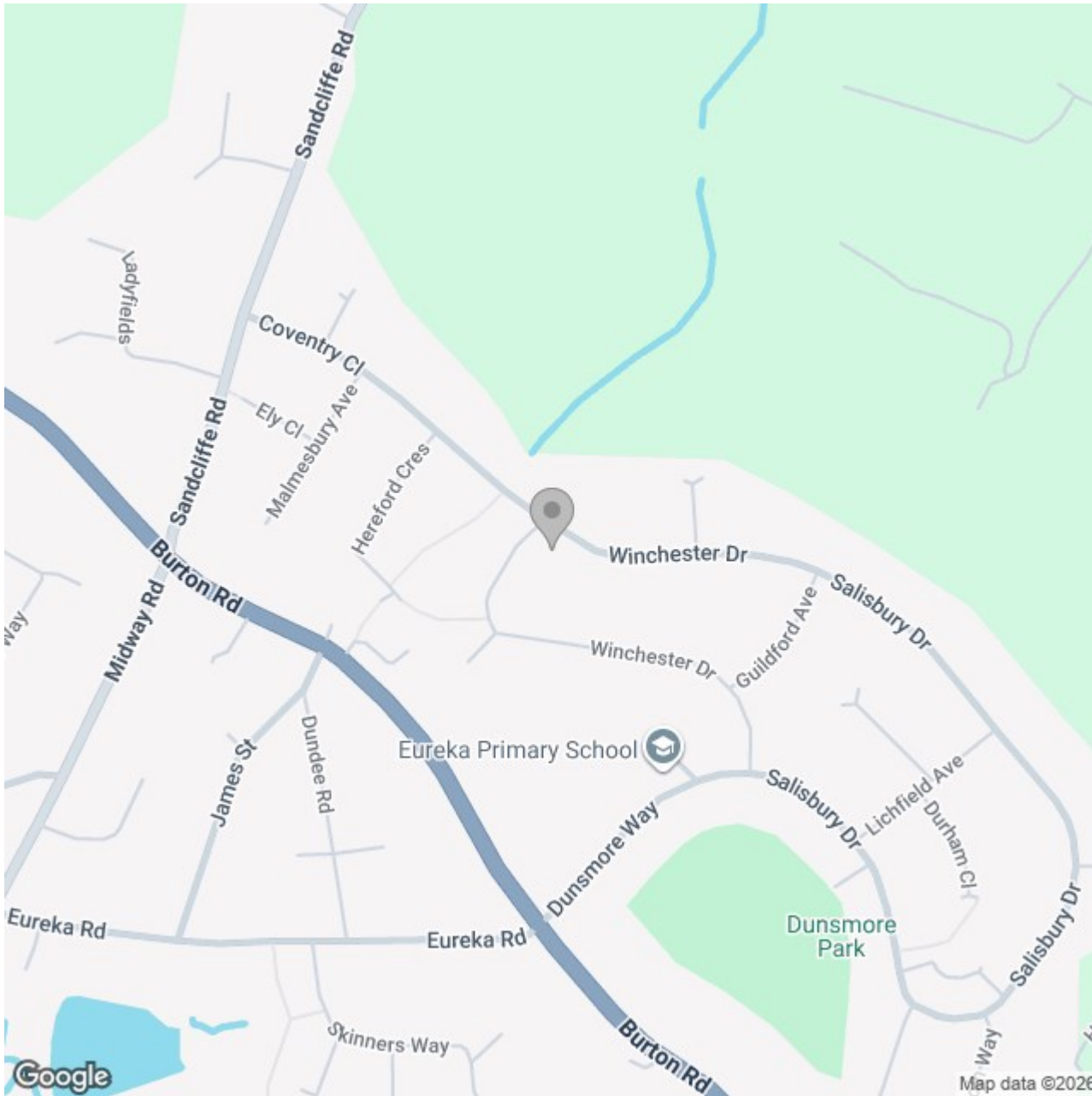
Below 1.5 m/5 ft.

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

**GIRAFFE360**



Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	