





\*\*\*\* 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.



  
ABODE  
SALES & LETTINGS

## **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.



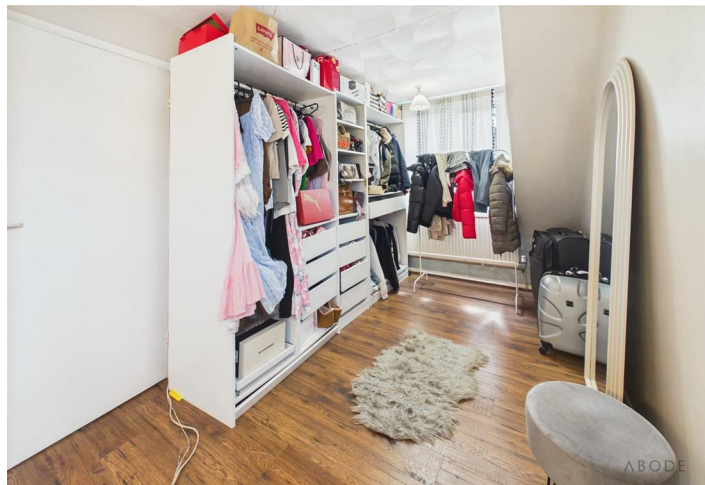
## **BEDROOM 3**

Radiator and upvc double glazed windows, wardrobe and drawers,

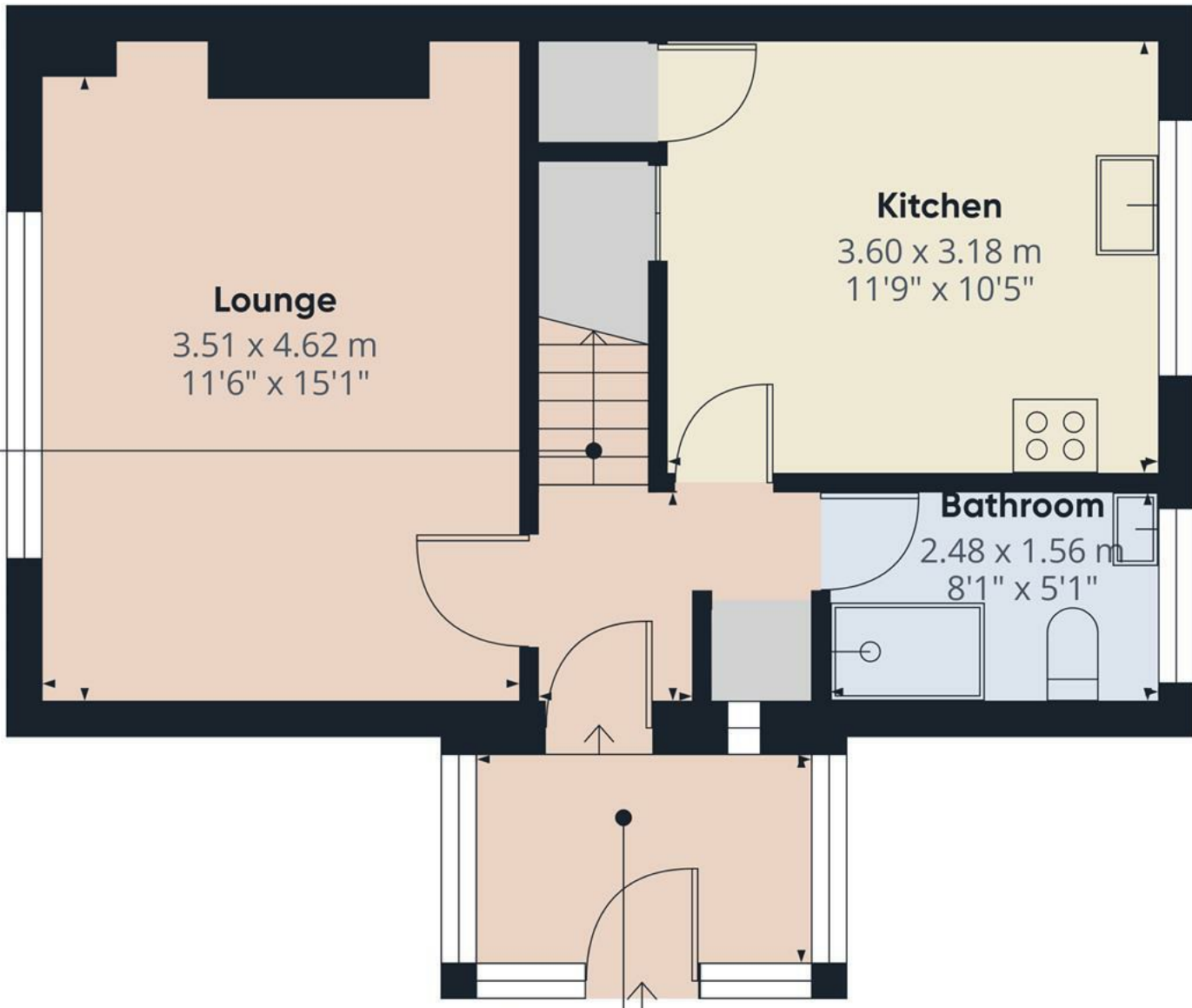
## **OUTSIDE**

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>

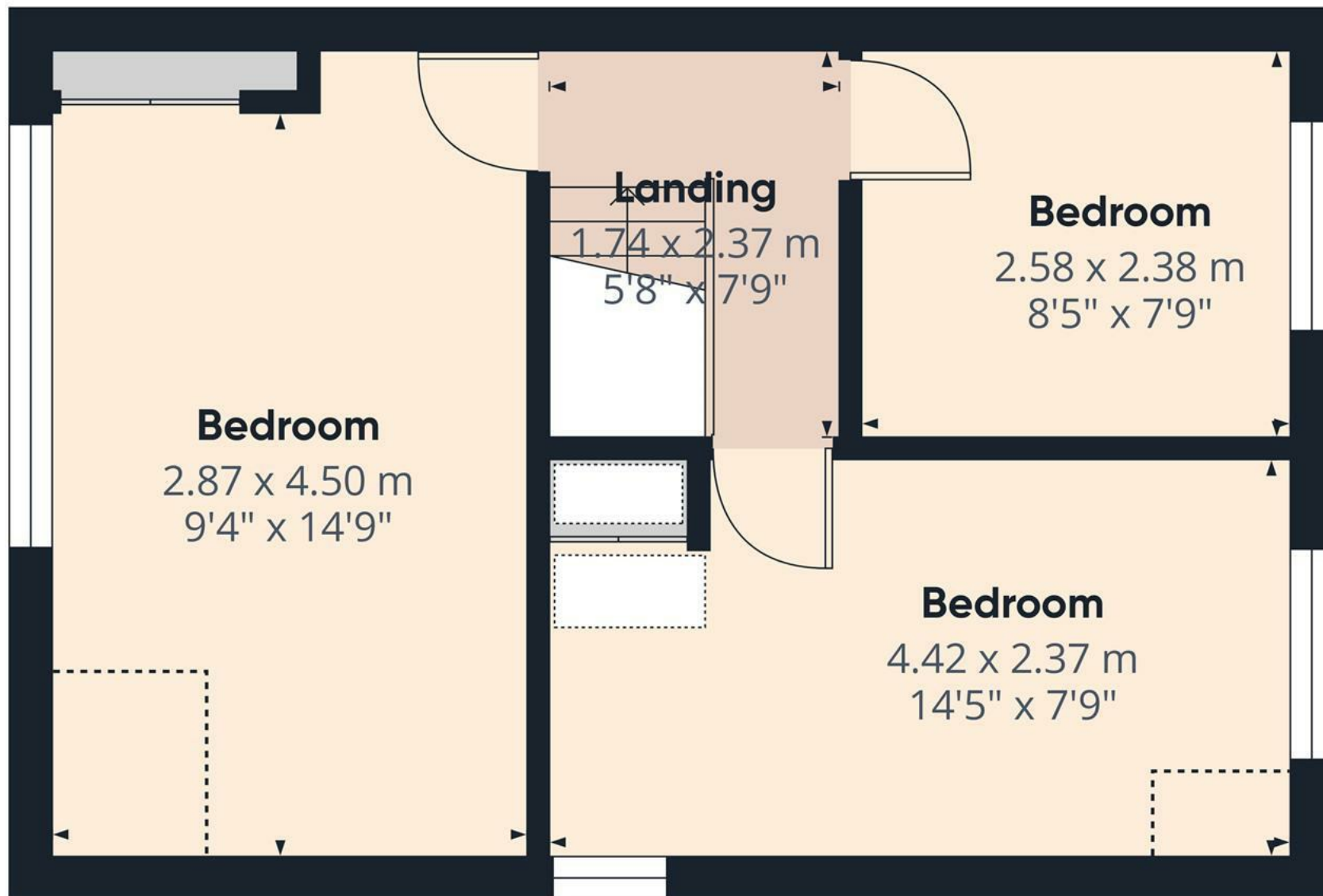
(1) Excluding balconies and terraces

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

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Floor 0



Floor 1

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>

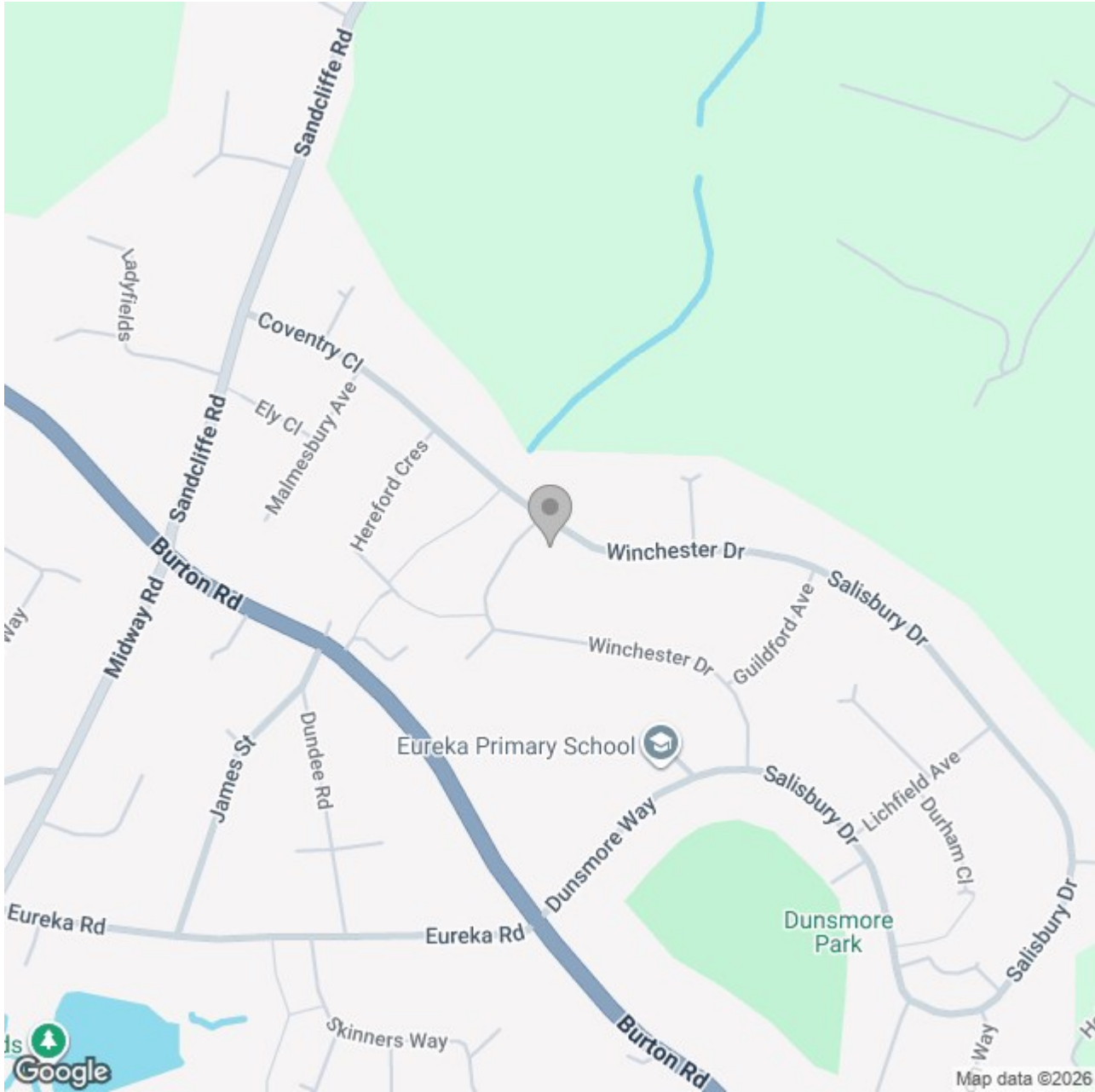
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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### 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 |         |           |

England & Wales

EU Directive 2002/91/EC 