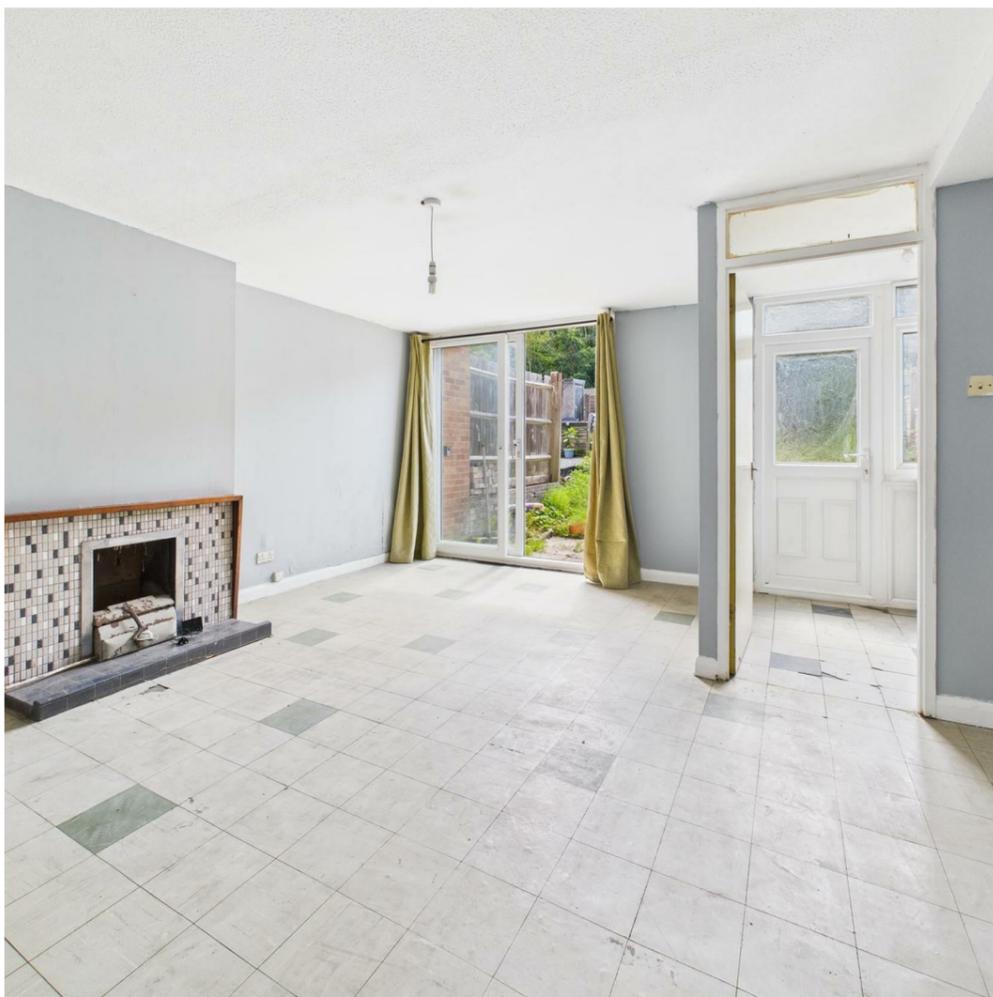




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**DESCRIPTION**

VP - NO ONWARD CHAIN & CASH BUYERS ONLY

The accommodation comprises entrance hallway, WC, kitchen, living/dining room and utility room. On the first floor there are three bedrooms and a bathroom. The rear garden is circa 50ft in depth and has a rear access gate leading to communal parking spaces.

Council tax band - C

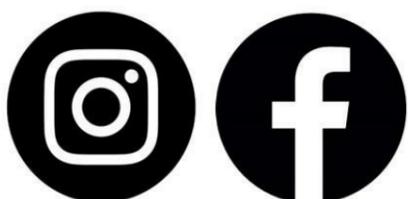
**SUMMARY OF ACCOMMODATION**

- NO ONWARD CHAIN
- THREE BEDROOMS
- DOWNSTAIRS WC
- UTILITY ROOM
- CIRCA 50FT REAR GARDEN
- REAR ACCESS
- 360 VIRTUAL TOUR

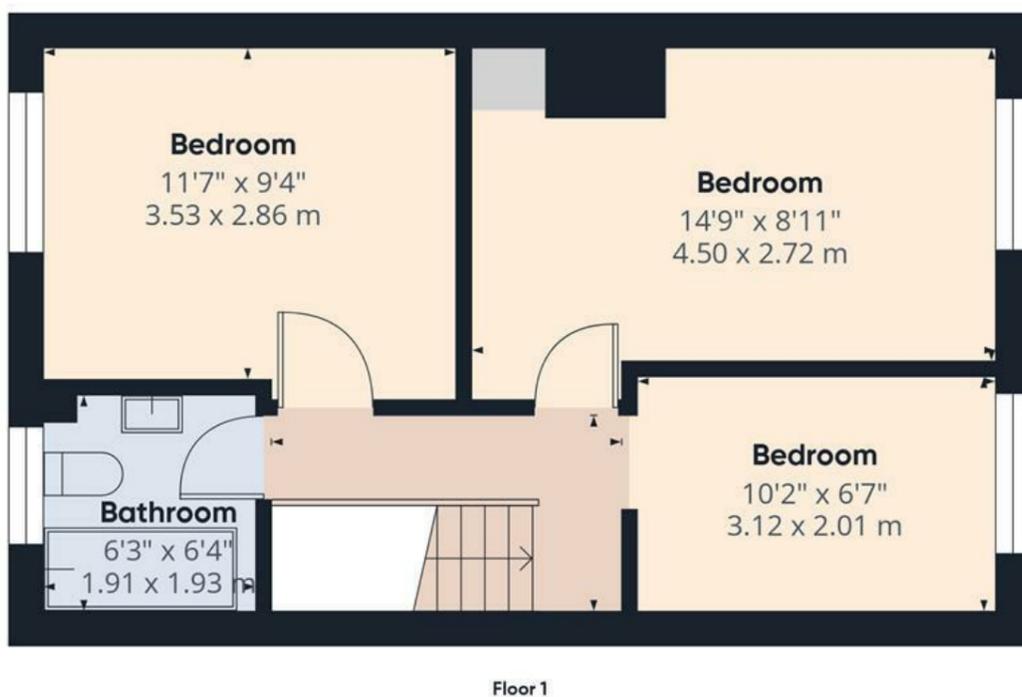
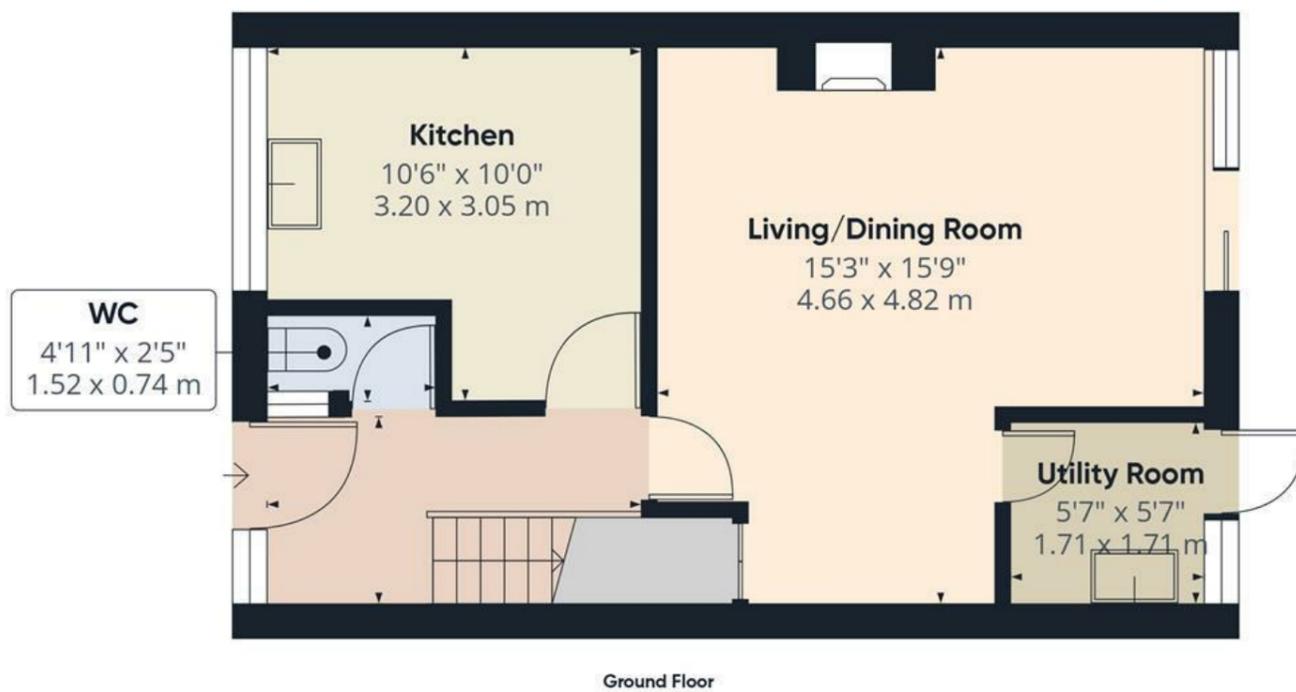
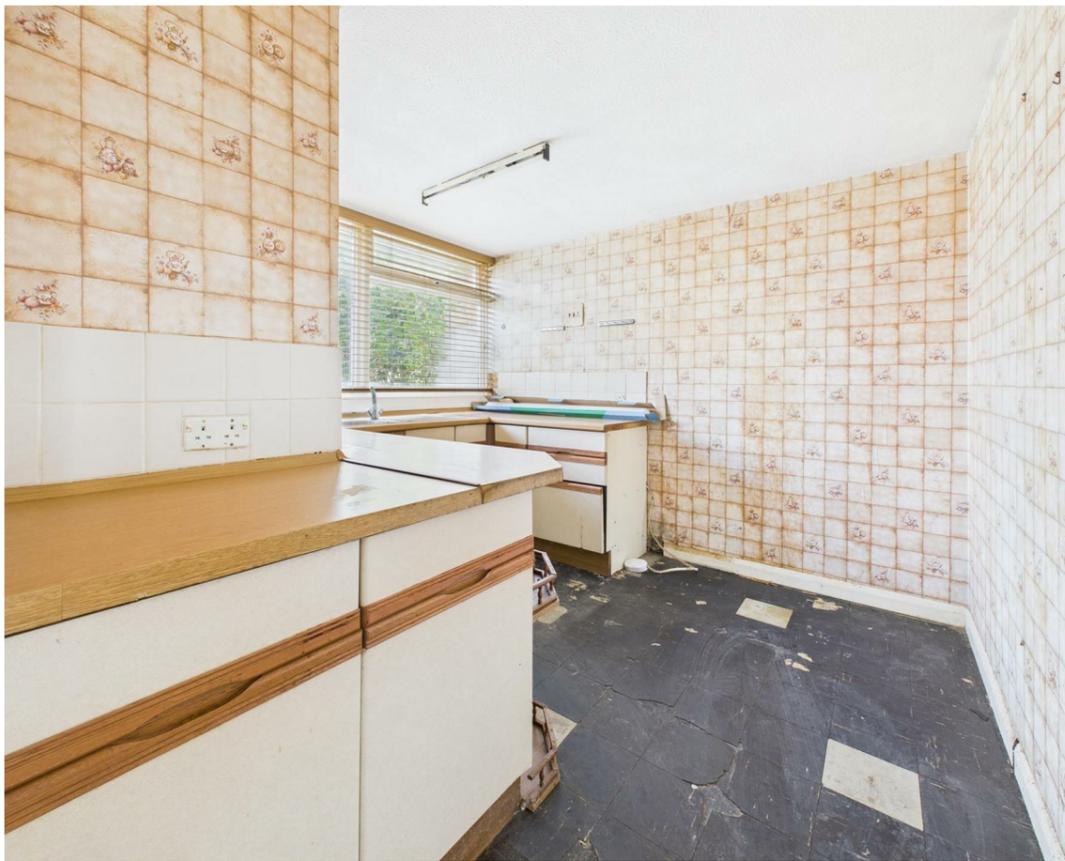
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate total area<sup>m</sup>  
783 ft<sup>2</sup>  
72.7 m<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.

GIRAFFE360