





**** SPACIOUS KITCHEN DINER **** Modern property offering a lounge and kitchen diner, two bedrooms and a bathroom. Gas heating system and upvc double glazed. Enclosed garden and a drive. Offered for sale with no chain.




ABODE
SALES & LETTINGS

LOUNGE

Entrance door into the lounge with upvc double glazed window to the front and a radiator.

INNER HALL

Stairs to the first floor.

KITCHEN DINER

Fitted units with work surfaces and a breakfast bar.
Fitted oven and hob, radiator, sky light window and double doors onto the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window and a radiator.

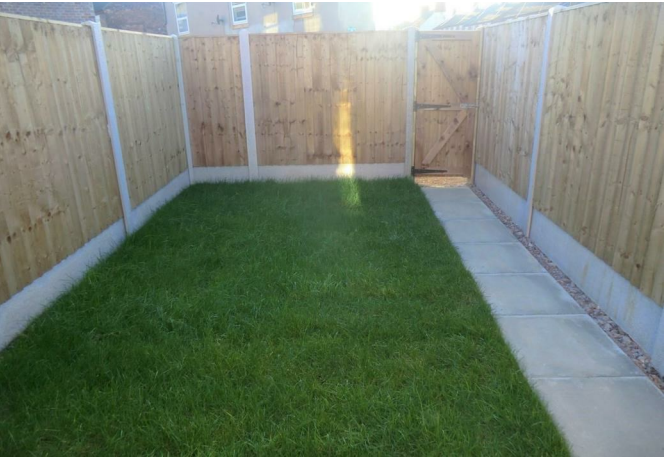
BATHROOM

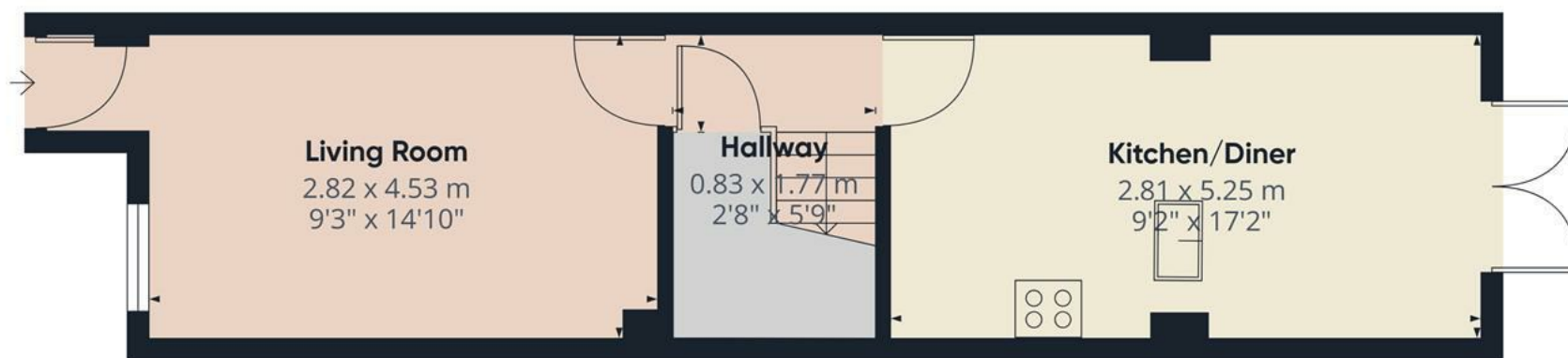
Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin and radiator.

OUTSIDE

Front drive way and a rear garden with a lawn and rear gate.







Approximate total area⁽¹⁾

33.3 m²

358 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.

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Floor 0



Approximate total area⁽¹⁾
21.3 m²
230 ft²

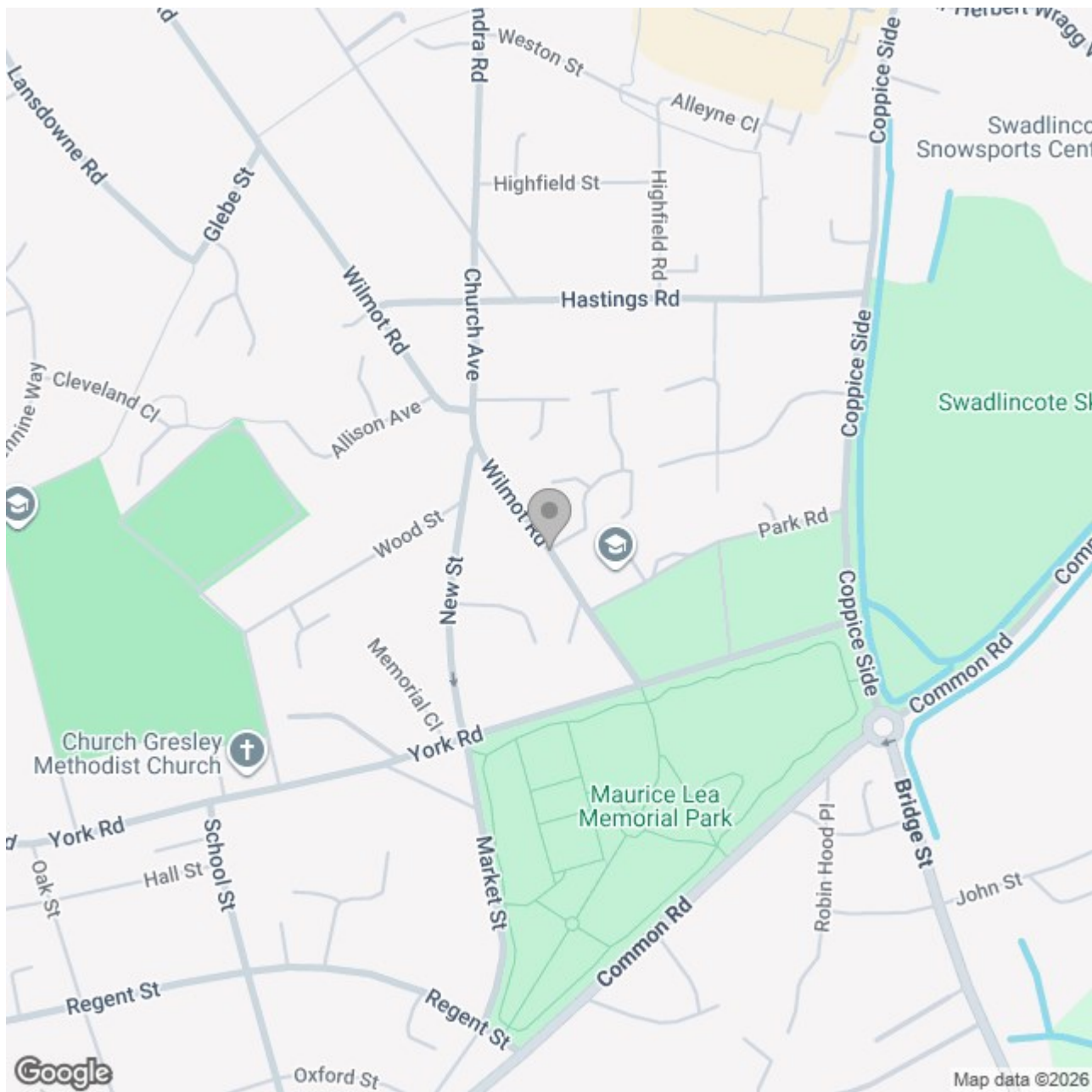
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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