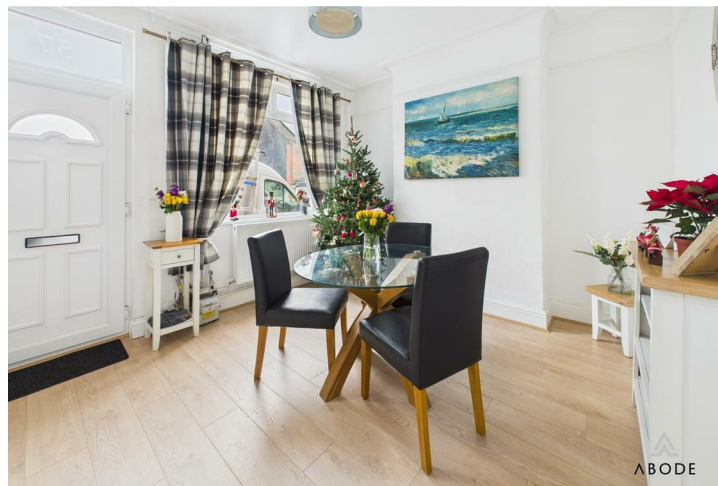






**** MODERNISED PROPERTY WITH PARKING AND A GARAGE **** Stunning property in immaculate condition offering a dining room, lounge and re-fitted kitchen with utility area and a new fitted bathroom. Two double bedrooms, enclosed garden and rear parking with an oversized garage. The property is sold with no upward chain and must be viewed to be appreciated.



DINING ROOM

New entrance door into the dining room with upvc double glazed window to the front, radiator and new wood effect flooring.

LOUNGE

Upvc double glazed window to the rear, radiators, new wood effect flooring, door to the stairs and door to the kitchen.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Spaces for a cooker, washing machine and fridge freezer. Upvc double glazed window to the side and doorway to the lobby.

REAR LOBBY

Space for a tumble dryer and new door to the garden.

BATHROOM

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

FIRST FLOOR LANDING

Doors to -

BEDROOM

Upvc double glazed window, storage cupboard and radiator.

BEDROOM

Upvc double glazed window and a radiator.

OUTSIDE

Rear patio with gate to the parking. Rear parking and an oversized garage.

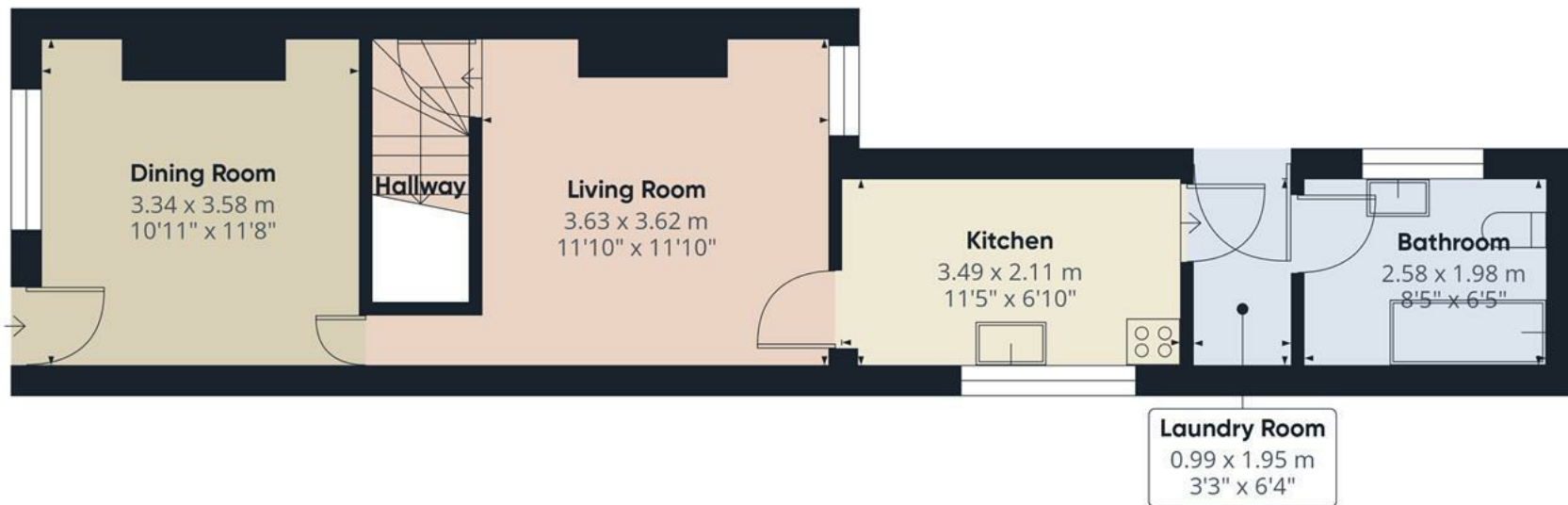












Approximate total area⁽¹⁾
42.4 m²
457 ft²

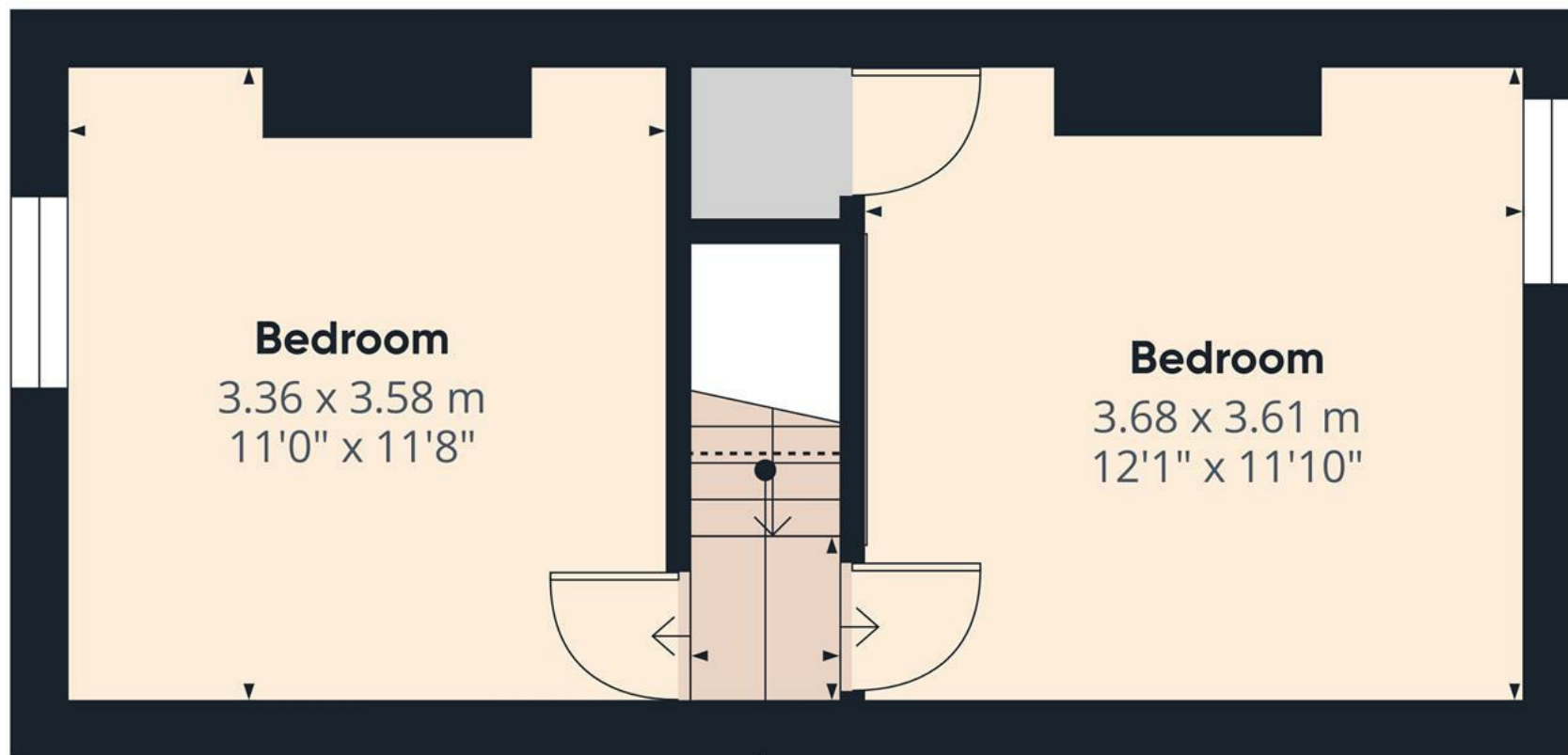
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Landing
0.88 x 0.78 m
2'10" x 2'6"



Floor 1

Approximate total area⁽¹⁾

26 m²

281 ft²

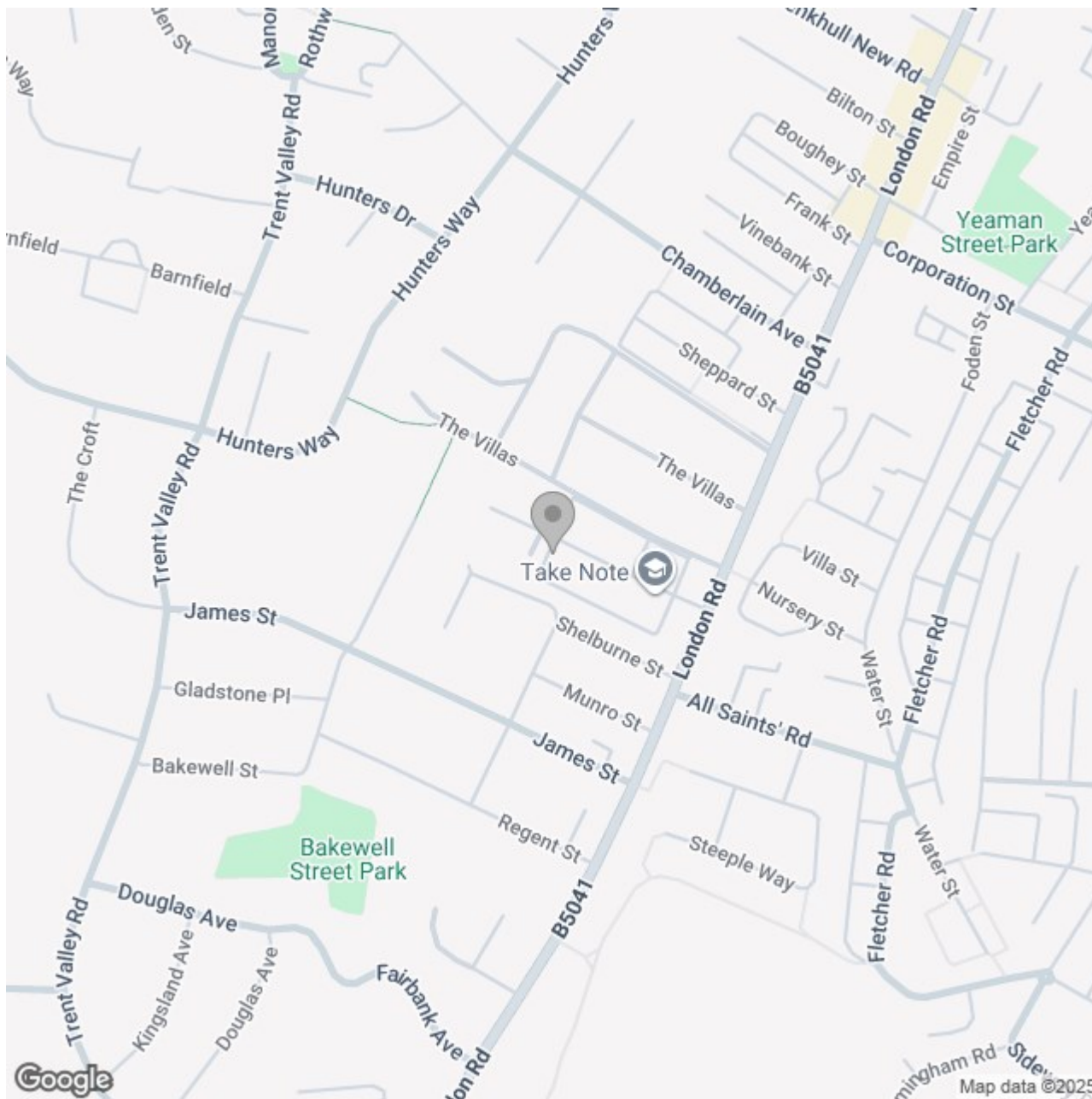
(1) Excluding balconies and terraces

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 