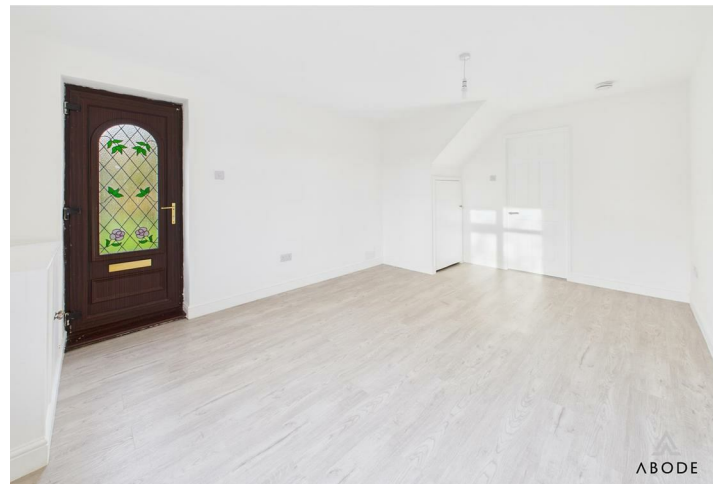






**** MODERNISED PROPERTY WITH
GARAGE **** NEW KITCHEN **** NEWLY
DECORATED AND NEW CARPETS ****
Conveniently located in a popular area
offering a hall, lounge and new fitted
kitchen, two first floor bedrooms and a
bathroom. Enclosed rear garden,
parking and a single garage. OFFERED
FOR SALE WITH NO UPWARD CHAIN.



LOUNGE

Entrance door into the lounge with Upvc double glazed window, under stairs storage cupboard and radiator.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and sink and drainer unit. Fitted oven and hob, upvc double glazed window and door onto the garden and a radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window and a radiator.

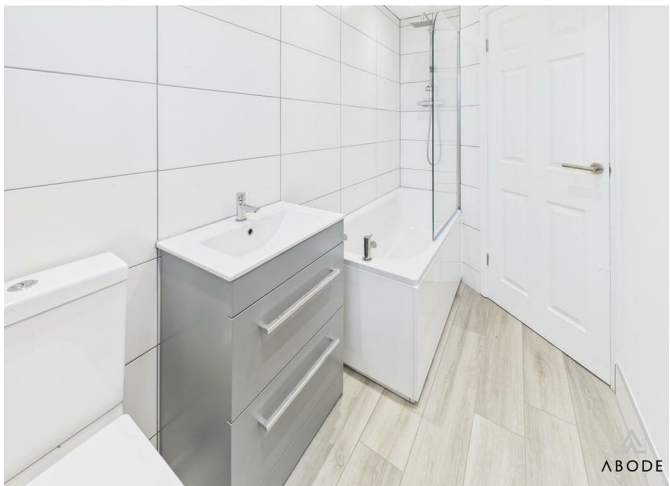
BATHROOM

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

OUTSIDE

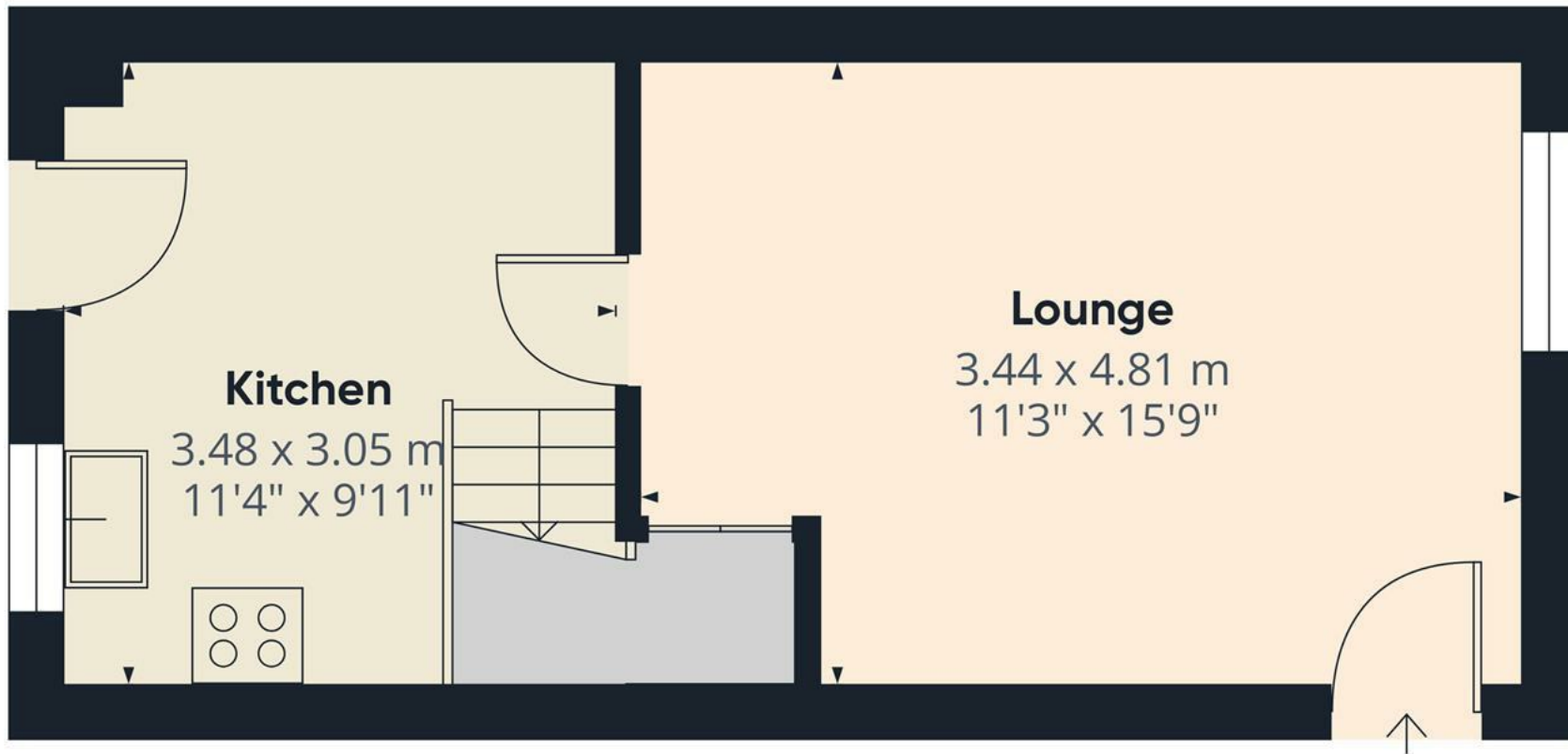
Front and side lawn. Enclosed garden with patio and lawn. Rear gate to parking and a single detached garage.











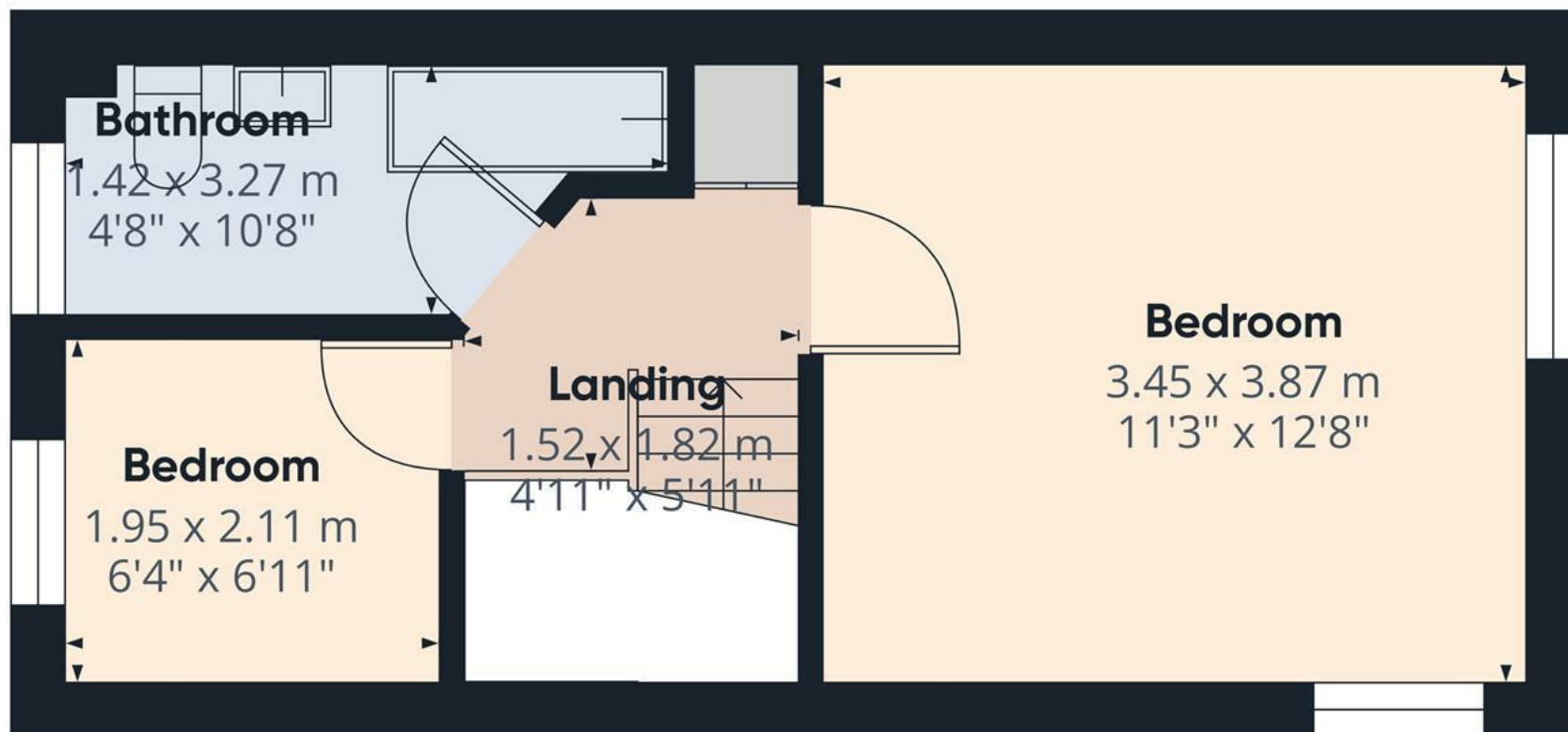
Approximate total area⁽¹⁾
27.5 m²
296 ft²

(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



Approximate total area⁽¹⁾

24.1 m²
259 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 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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