





**** QUIET POSITION WITH
A GOOD SIZE GARDEN ****
NO CHAIN **** Modern
detached property in a cul
de sac location offering a
hall with guest cloakroom,
lounge and a fitted dining
kitchen with doors onto the
garden. The first floor offers
three bedrooms, en suite
and a bathroom. Parking,
garage and gardens.



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Upvc double glazed window and radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, plumbing and space for a washing machine, space for a fridge freezer. Upvc double glazed window and doors onto the garden, radiator storage cupboard.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Upvc double glaze window and radiator.

EN SUITE

Shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glaze window and radiator.



BEDROOM 3

Upvc double glaze window and radiator.

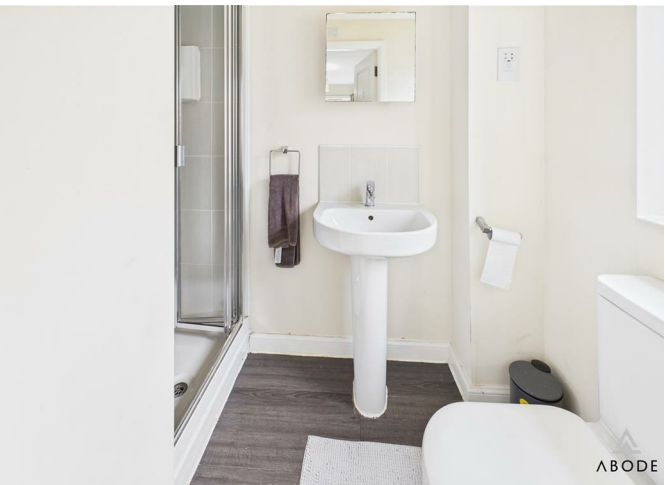
BATHROOM

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

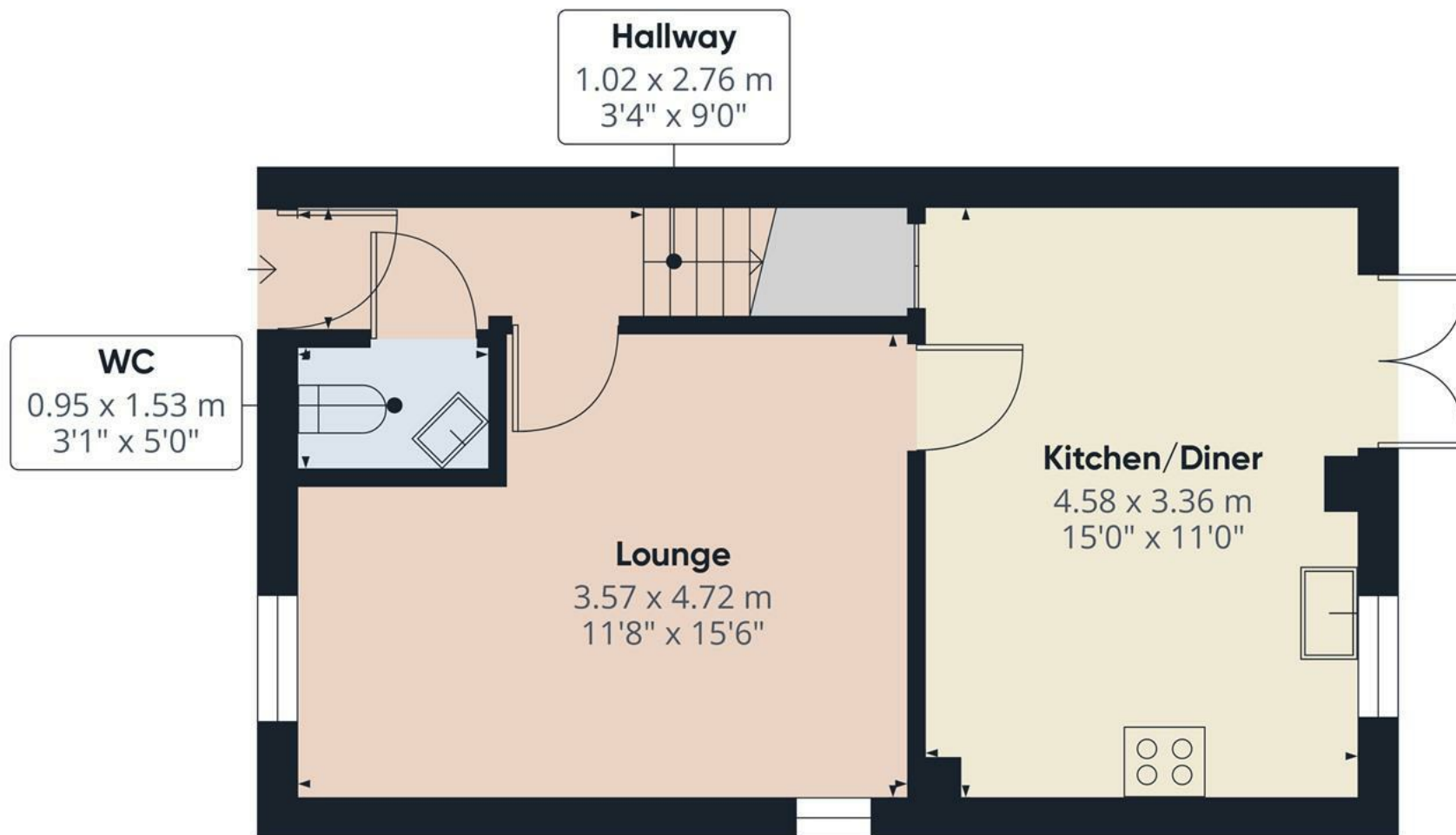
OUTSIDE

Single garage with parking in front. Front lawn and gated access to an enclosed rear garden with patio and lawn.









Approximate total area⁽¹⁾

36.8 m²

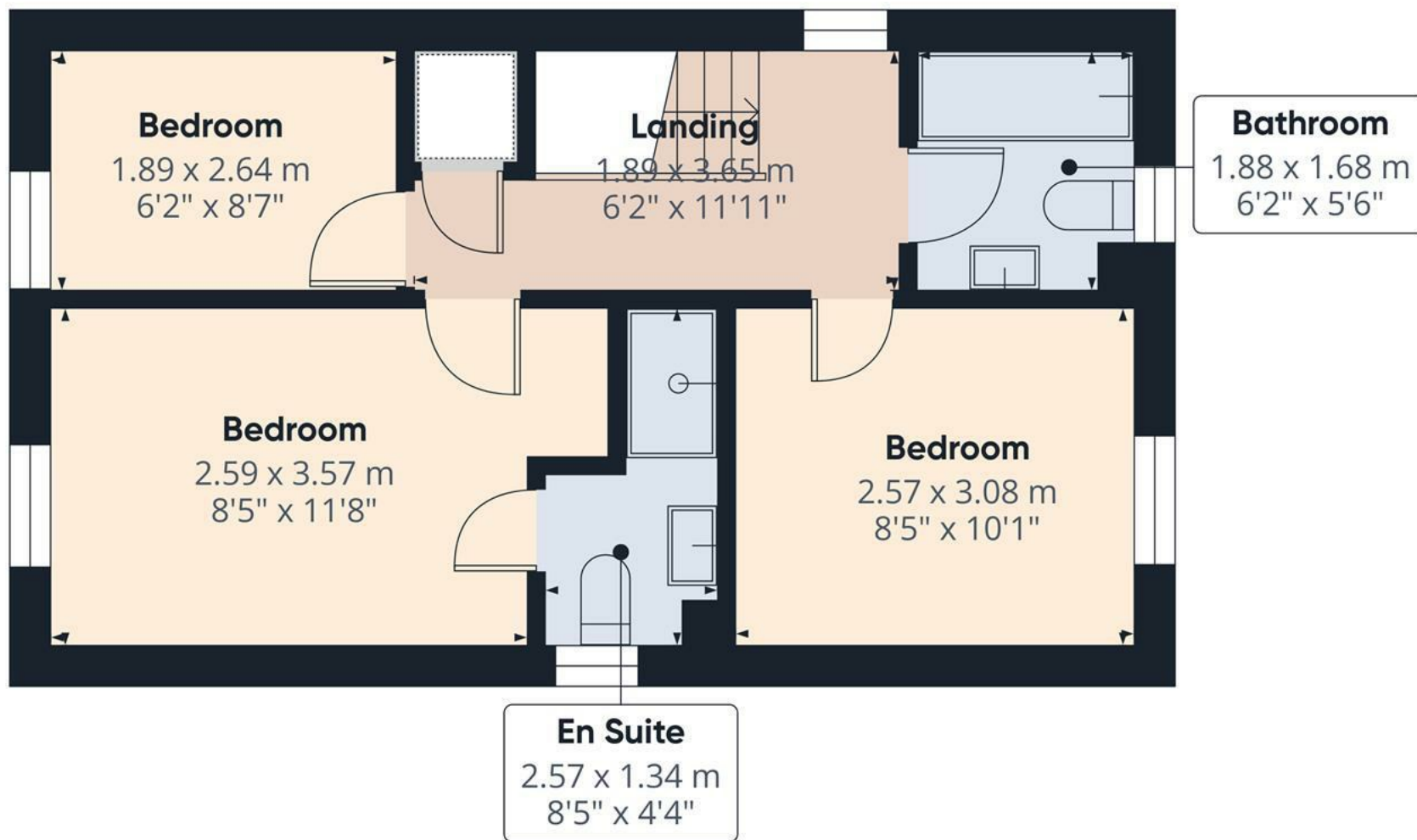
397 ft²

(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

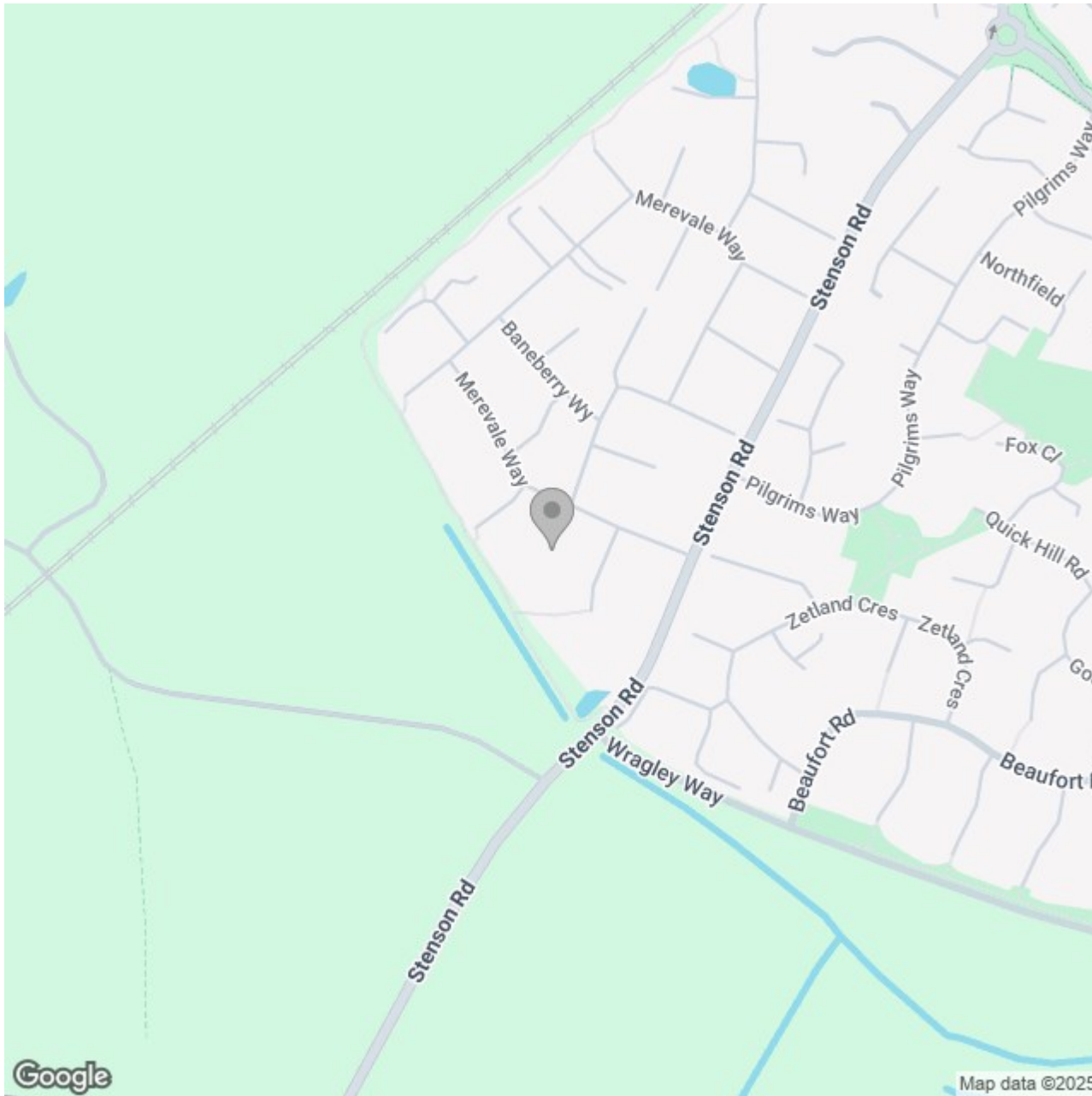


Approximate total area⁽¹⁾
33.3 m²
358 ft²

(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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	78	
(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 