







\*\*\*\* EN SUITE & BATHROOM \*\*\*\*

Immaculate two bedroom modern property in a popular location. In brief the property offers a hall, lounge, kitchen diner with utility area and a cloakroom. Two double bedrooms, ensuite shower and a bathroom. Parking for 2 cars and a rear garden.





## HALL

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

## LOUNGE

Upvc double glazed window to the front, radiator, under stairs storage cupboard and door to -

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, integrated fridge freezer and dishwasher, radiator and upvc double glazed double doors onto the garden.

## UTILITY

Fitted cupboard and work surface, plumbing and space for a washing machine, radiator and a door to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window.

## EN SUITE

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

## BEDROOM 2

Built in wardrobes, radiator and upvc double glazed window.



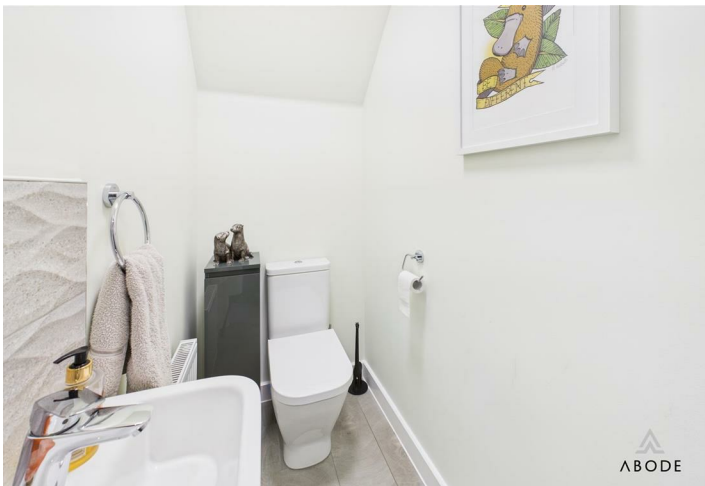
## BATHROOM

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

## OUTSIDE

Two parking spaces side by side to the front. The rear garden offers a lawn and paved patio.









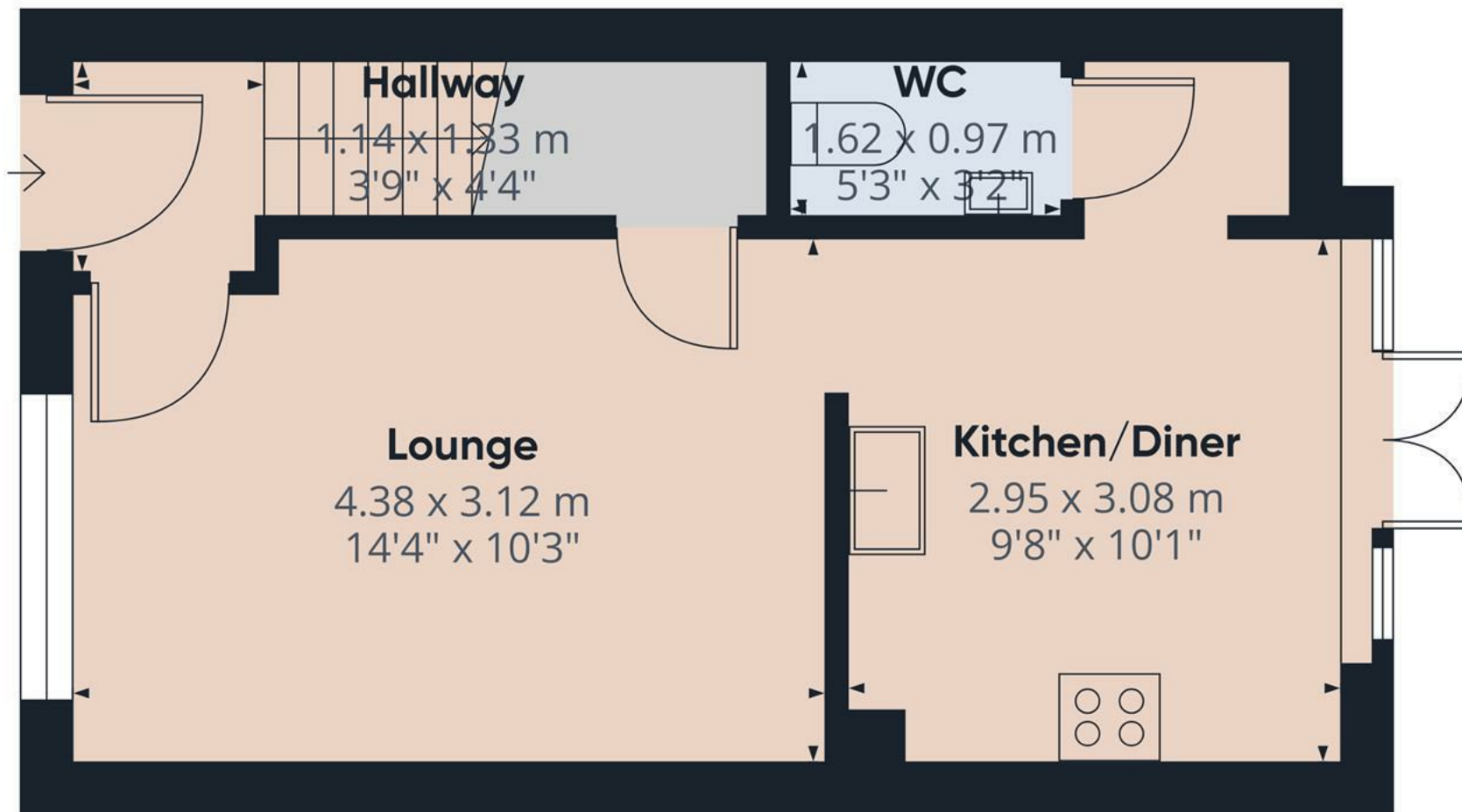












Approximate total area<sup>(1)</sup>

30.9 m<sup>2</sup>

333 ft<sup>2</sup>

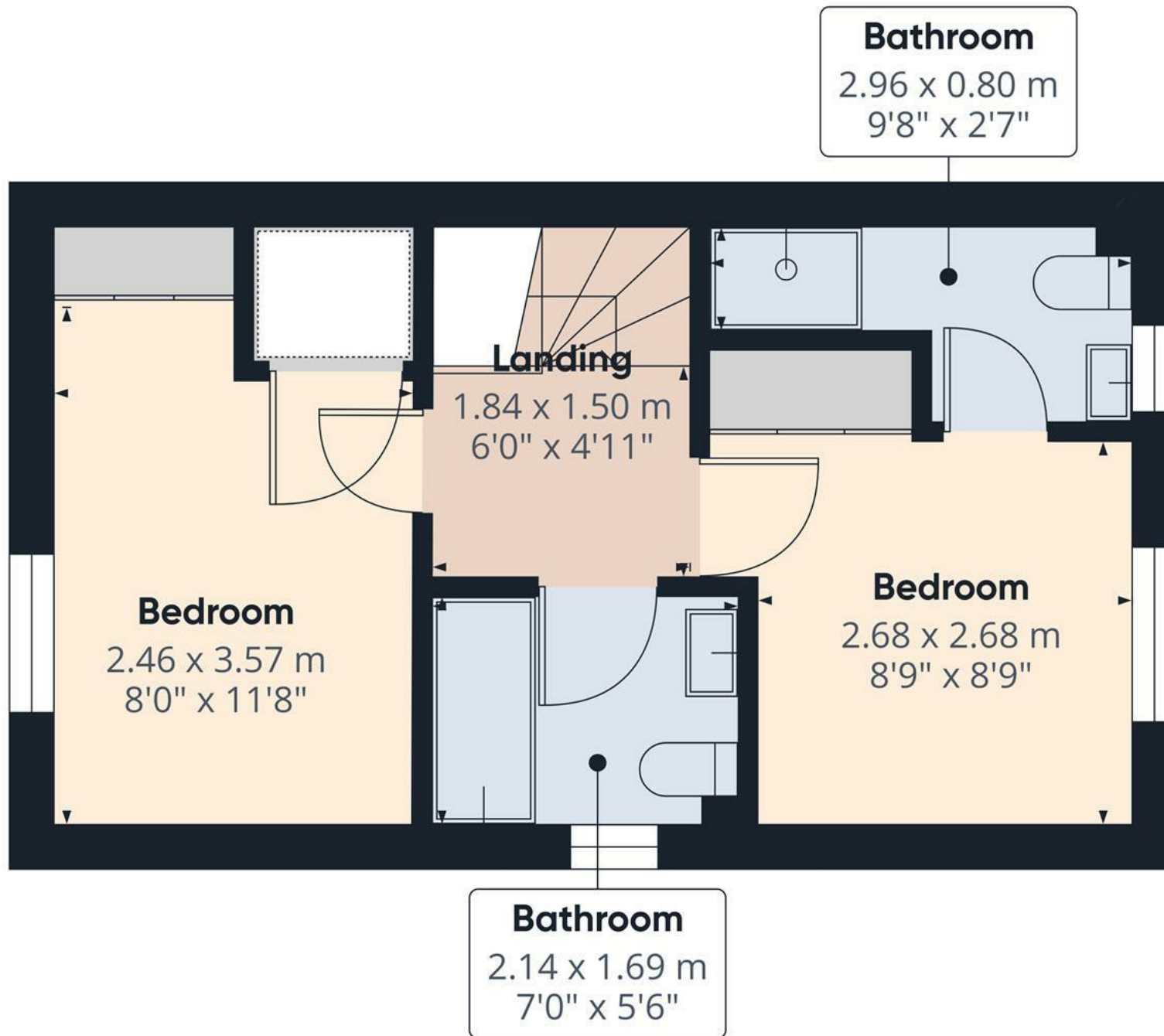
(1) Excluding balconies and terraces

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

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Floor 0





Floor 1

Approximate total area<sup>(1)</sup>

26.6 m<sup>2</sup>

287 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 