







PUBLIC NOTICE – The vendor has been in receipt of an offer of £160000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

SEMI DETACHED PROPERTY IN CONVENIENT LOCATION OFFERING PLENTY OF POTENTIAL Entrance hall, lounge, kitchen, bathroom. three first floor bedrooms, drive and a rear garden.



  
ABODE  
SALES & LETTINGS



## HALL

Stairs to the first floor and doors to -

## LOUNGE

Window to the front.

## KITCHEN

Window and door onto the garden.

## BATHROOM

Bath, wash hand basin, low flush wc and radiator.

## FIRST FLOOR

### BEDROOM

Window

### BEDROOM

Window

### BEDROOM

Window

## OUTSIDE

Front off road parking and a rear garden.







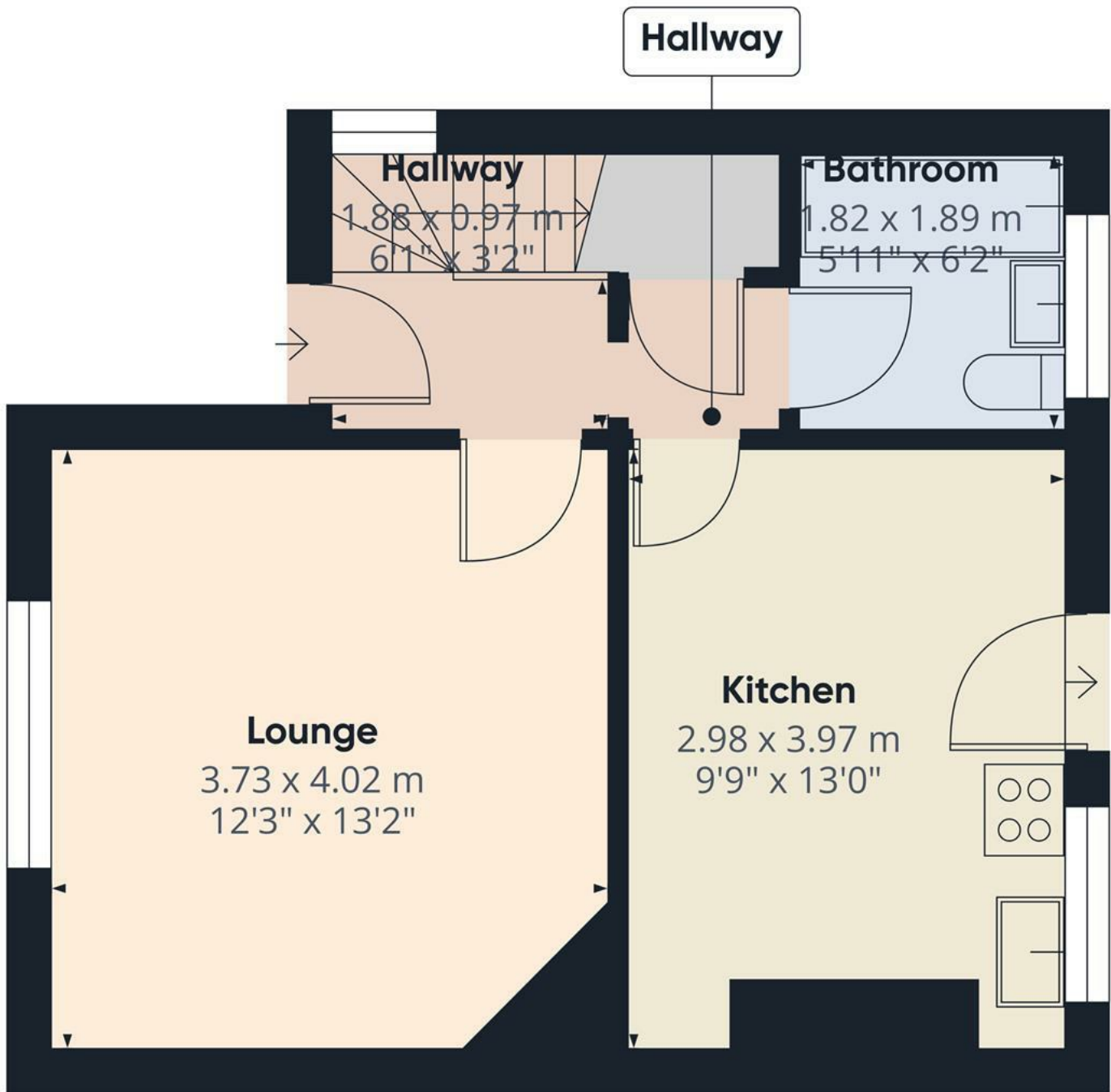












Floor 0

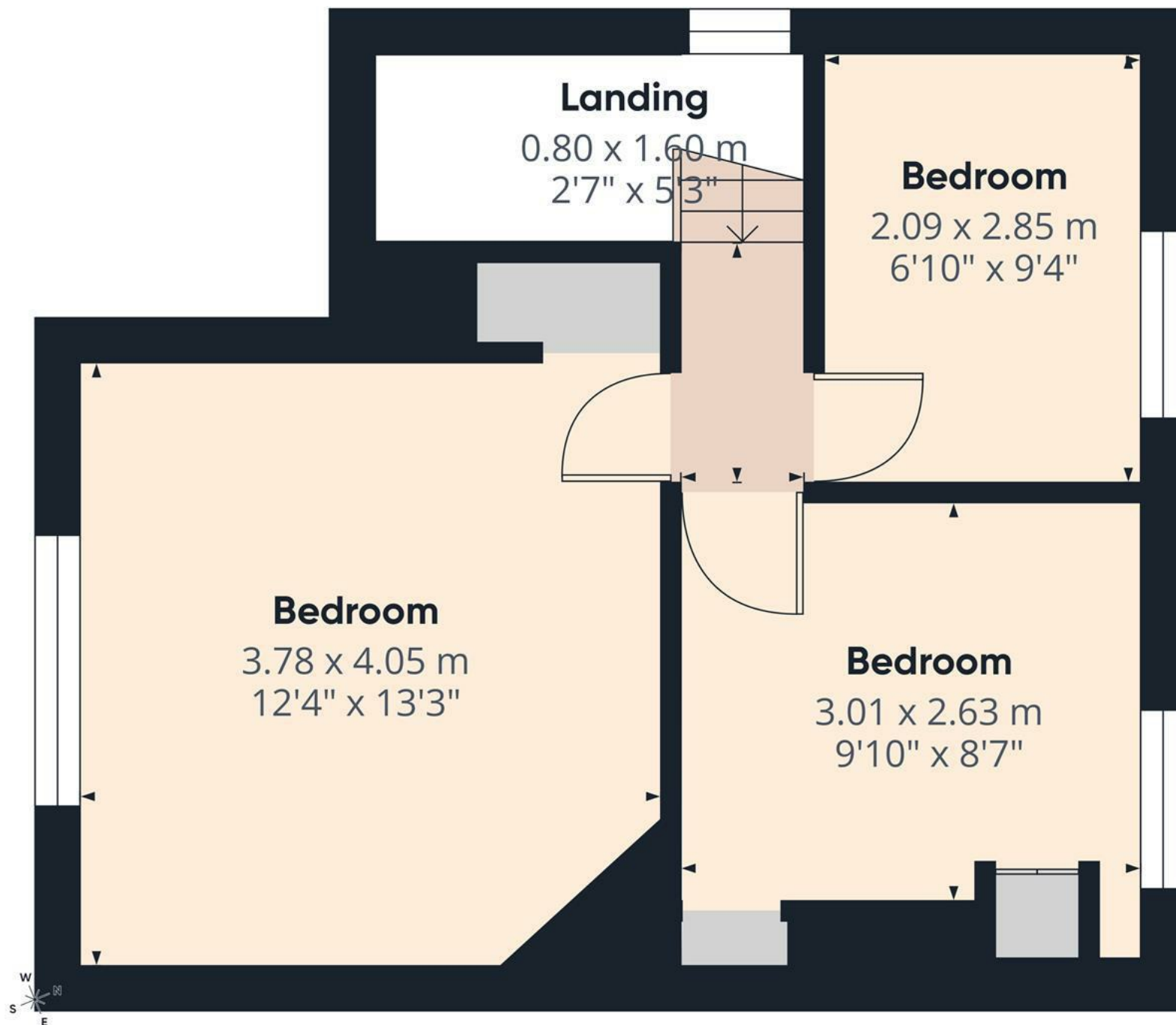
Approximate total area<sup>(1)</sup>  
34.9 m<sup>2</sup>  
377 ft<sup>2</sup>

(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 1

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

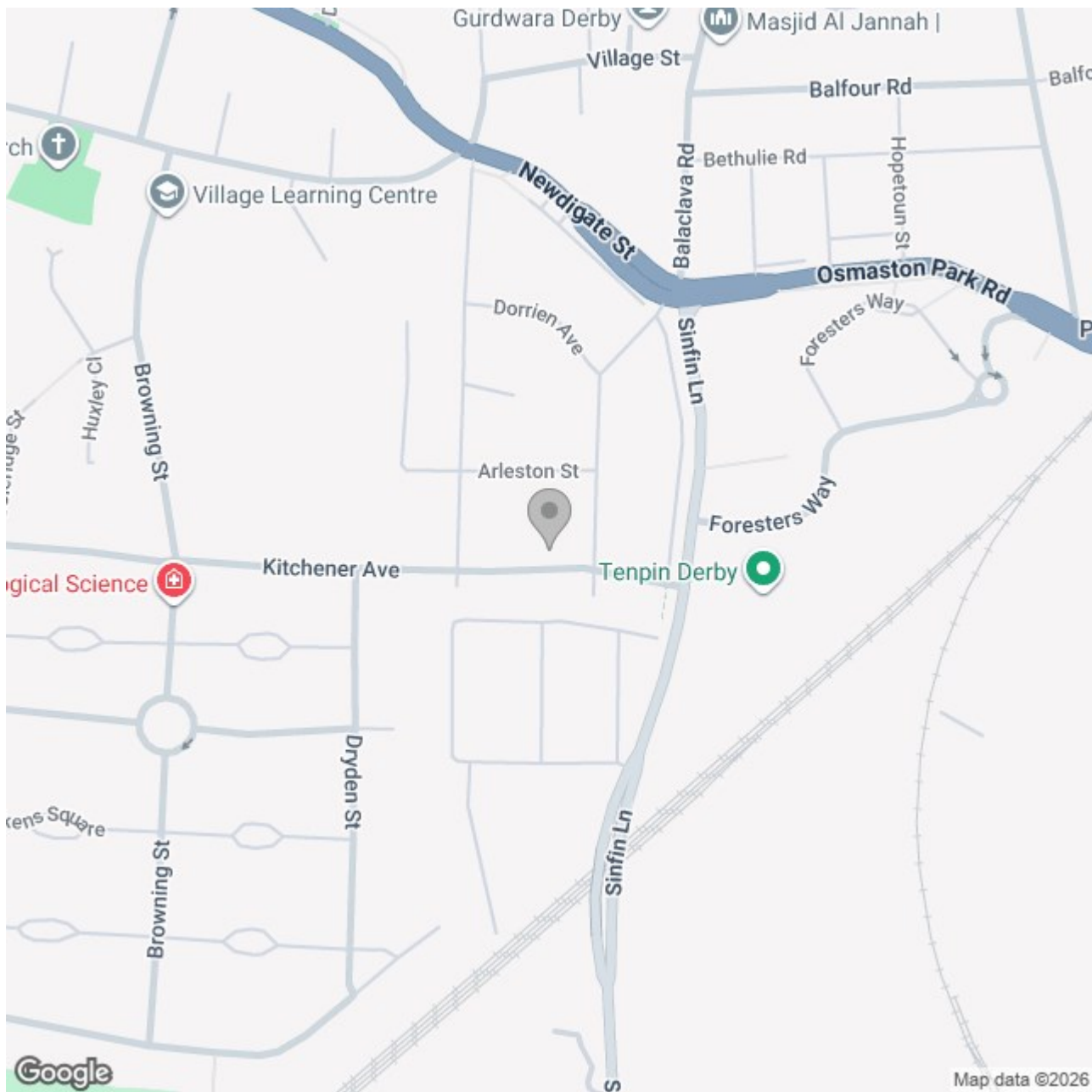
30.8 m<sup>2</sup>

331 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 