





ABODE

**\*\* NO UPWARD CHAIN\*\***

**\*\*\*\* FULL OF CHARACTER & CHARM \*\*\*\***

Beautifully presented property benefiting from upvc double glazed windows and a gas heating system. In brief the property offers a lounge & dining room both with feature fireplaces, modern fitted kitchen, three bedrooms and a family bathroom, rear garden. **INTERNAL VIEWING HIGHLY RECOMMENDED.**



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## LOUNGE

Entrance door into the lounge with UPVC double glazed window to the front television, radiator, oak style flooring and a feature cast-iron, cold effect living flame gas fire with wood surround and the door to the dining room.

## DINING ROOM

Oak style flooring, radiator, UPVC double glazed window to the rear elevation, feature stone and exposed brick fireplace with log burner, under stairs storage cupboard doorway to the kitchen and the door to the stairs.

## KITCHEN

Fitted wall mounted base and drawer units with work surfaces and a ceramic sink and drainer unit. Fitted electric oven with gas hob and extractor hood, integrated dishwasher, plumbing and space for a washing machine and UPVC double glazed window and door to the garden.

## FIRST FLOOR LANDING

UPVC double glazed window to the rear door to the stairs and the doors to -

## BEDROOM 1

Feature cast fireplace, radiator and UPVC double glazed window.

## BEDROOM 2

UPVC double glazed window on the radiator.

## BATHROOM

Corner bath with a shower and shower screen, low flush wc, wash hand basin, radiator, airing cupboard and upvc double glazed window.



## SECOND FLOOR

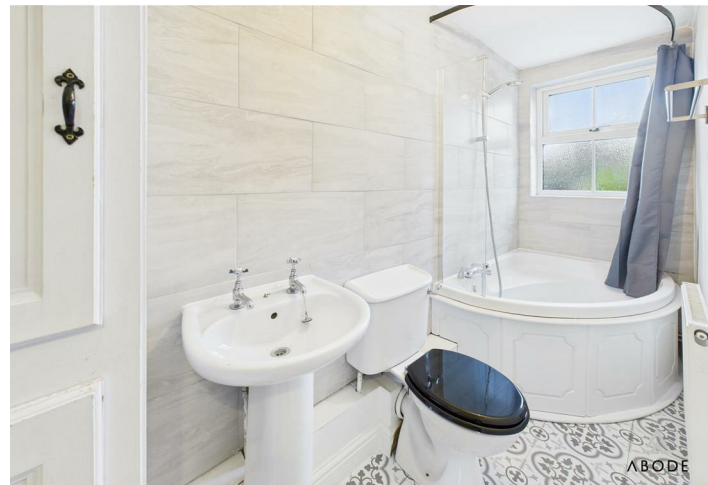
### BEDROOM 3

Double glazed skylight window two eaves storage cupboards and a radiator.

### OUTSIDE

Front for garden and a rear garden with lawn and paved patio.







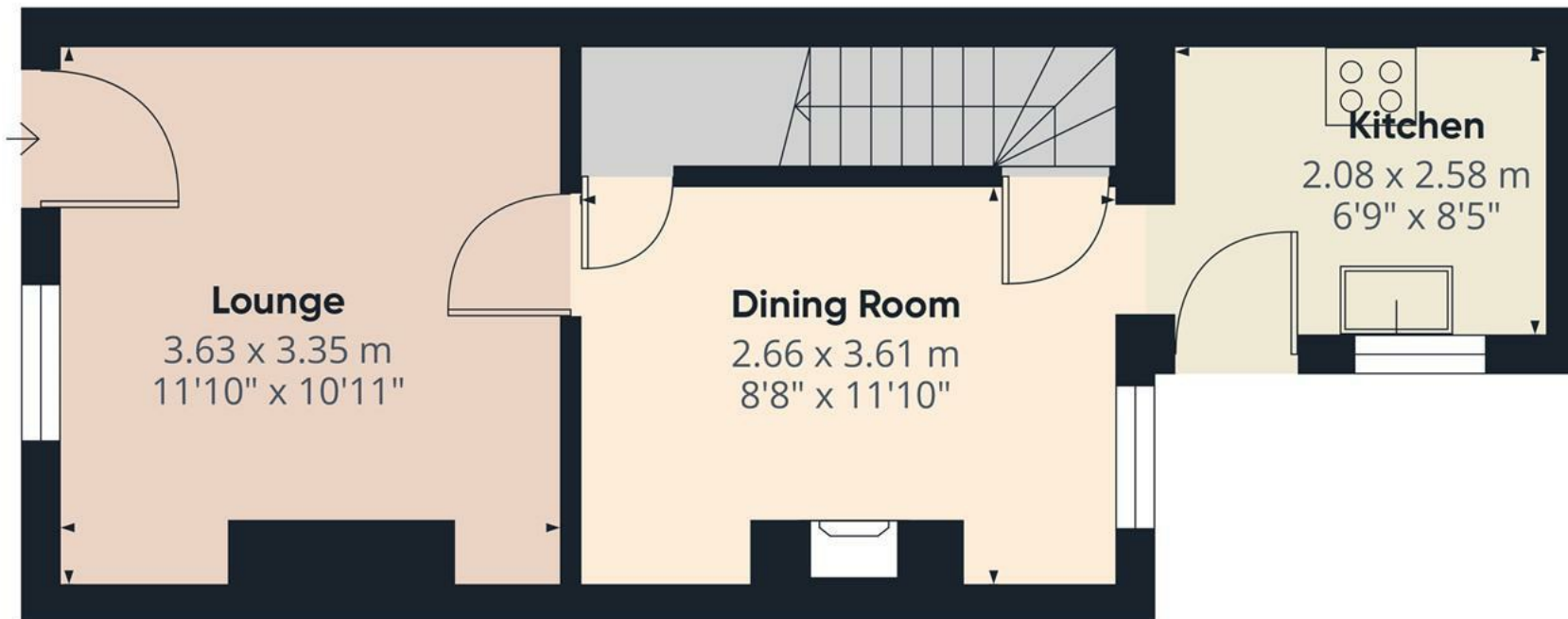












Approximate total area<sup>(1)</sup>

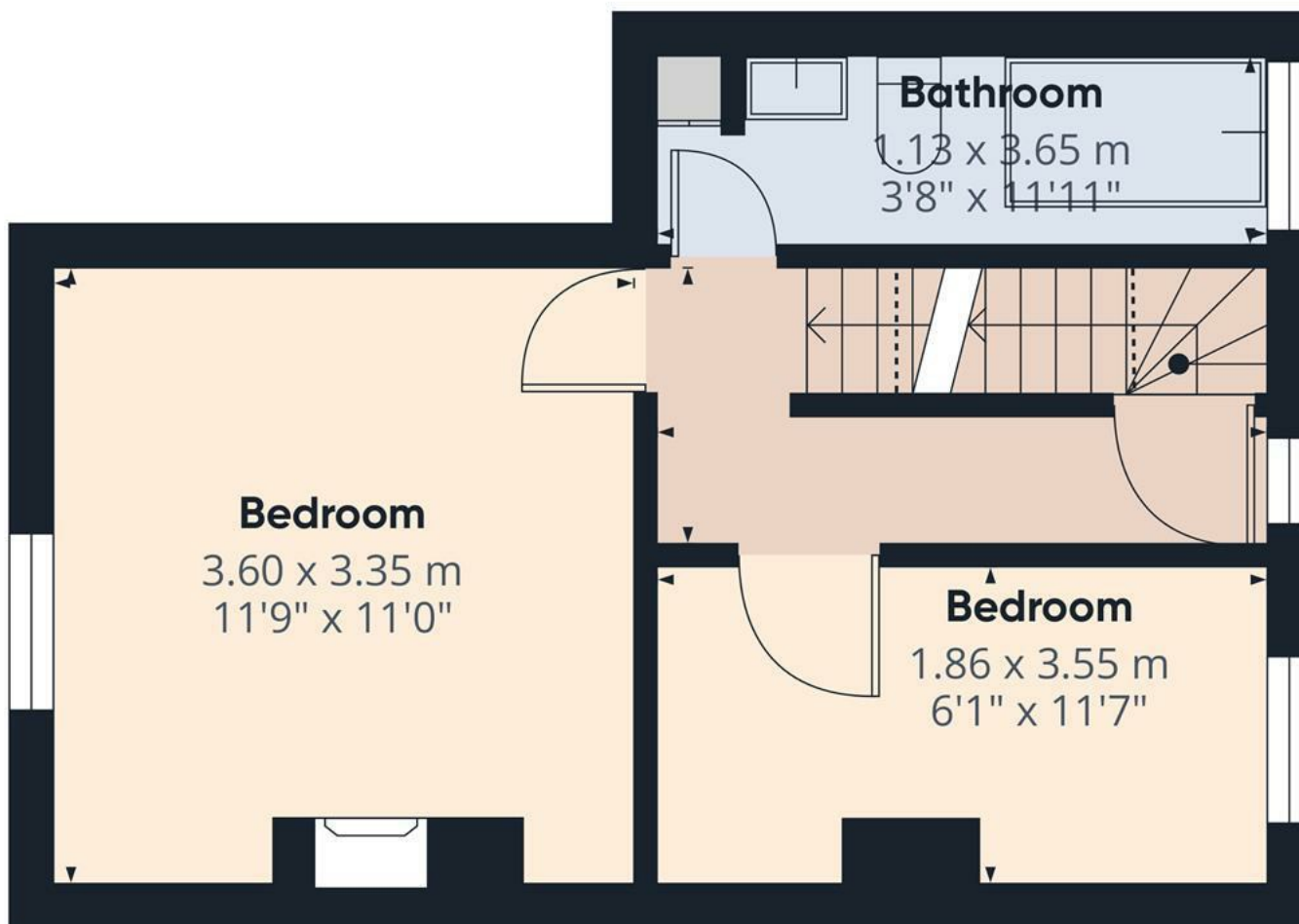
29.3 m<sup>2</sup>  
315 ft<sup>2</sup>

(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



**Landing**  
1.65 x 3.60 m  
5'4" x 11'9"

**Bedroom**  
3.60 x 3.35 m  
11'9" x 11'0"

**Bathroom**  
1.13 x 3.65 m  
3'8" x 11'11"

**Bedroom**  
1.86 x 3.55 m  
6'1" x 11'7"

Approximate total area<sup>(1)</sup>  
25.8 m<sup>2</sup>  
278 ft<sup>2</sup>

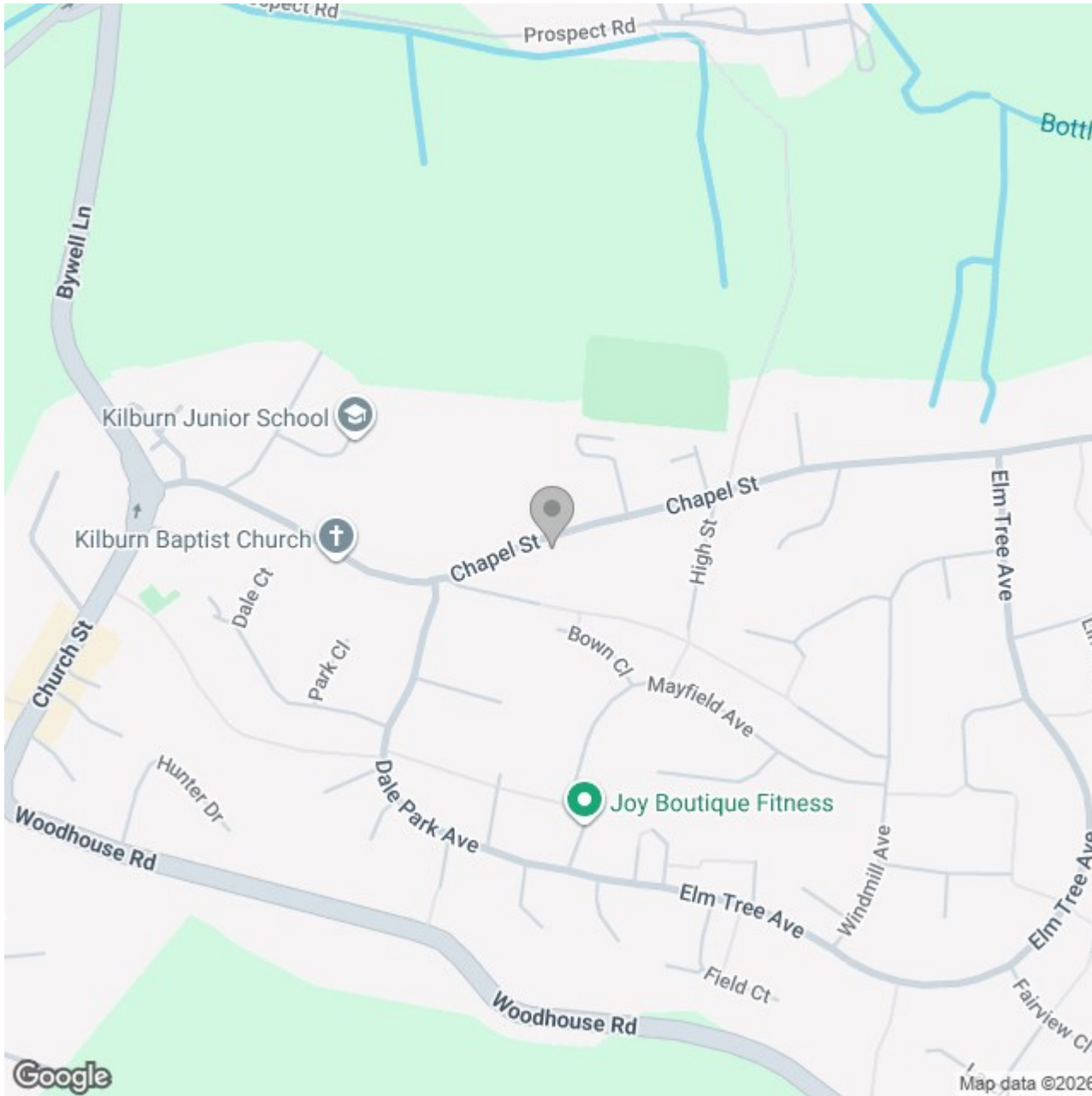
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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Floor 1



## 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	