





**** GREAT OPPORTUNITY IN A QUIET
CUL DE SAC LOCATION **** SINGLE
GARAGE **** NO CHAIN **** Semi
detached bungalow, hall, lounge ,
fitted kitchen, two bedrooms and a
bathroom. Drive, garage and a garden.



HALL

Entrance door into the hall with doors to -

LOUNGE

Upvc double glazed window to the front and a radiator.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Appliance spaces and a upvc double glazed window.

BEDROOM 1

Upvc double glazed window and a radiator.

BEDROOM 2

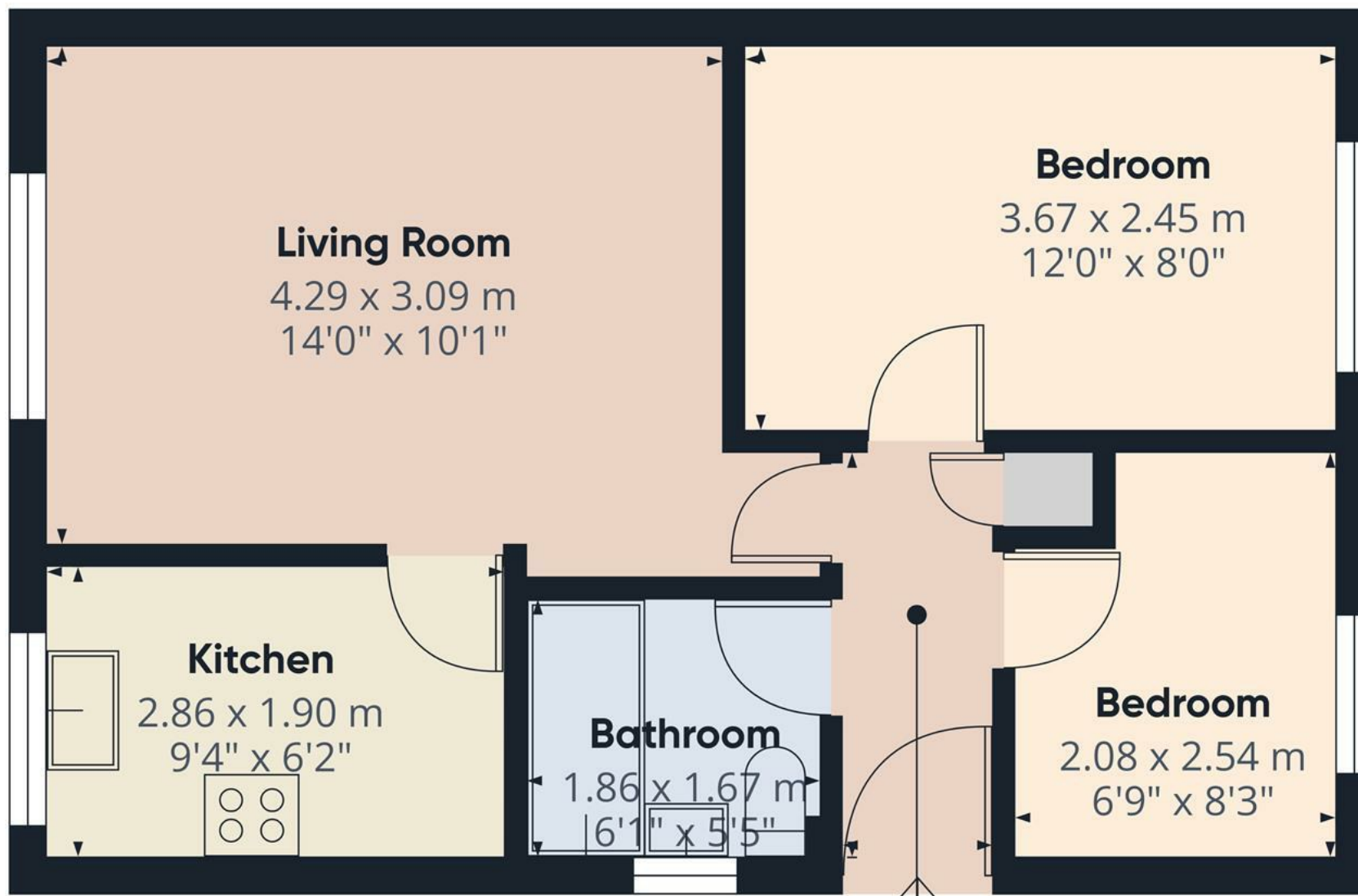
Upvc double glazed window and a radiator.

BATHROOM

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







Approximate total area⁽¹⁾

39.4 m²

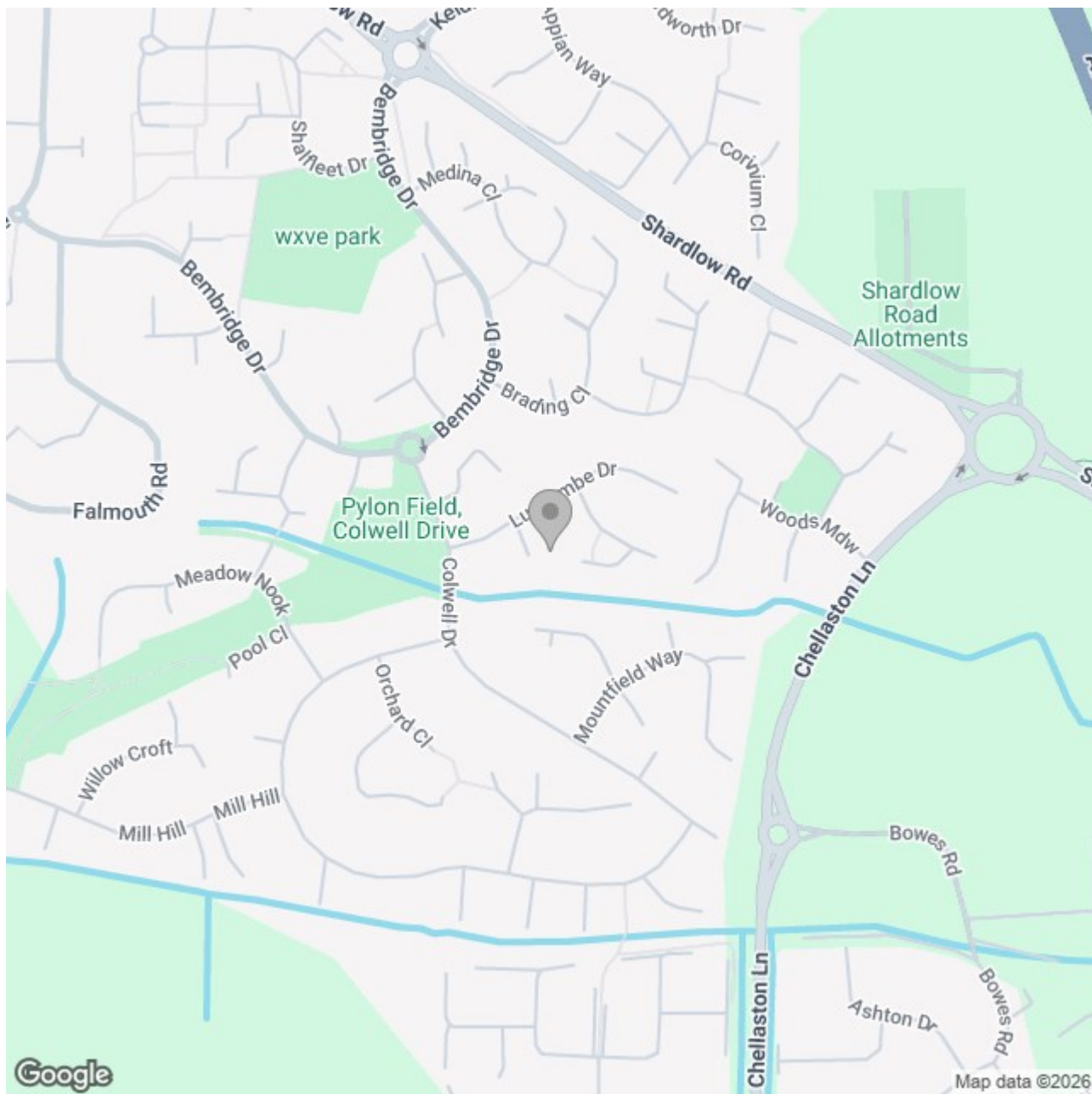
424 ft²

(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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	