





ABODE

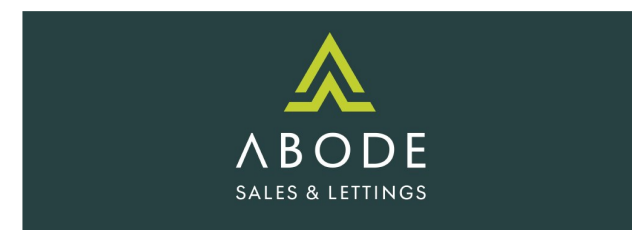
****** MODERN THREE BEDROOM
DETACHED PROPERTY ****** This is a well kept property offering a hall and guest cloakroom, lounge and a fitted dining kitchen with doors onto the garden. Three bedrooms, en suite shower room and a bathroom. Enclosed garden and a side drive down to a single garage. **THIS PROPERTY HAS NO UPWARD CHAIN.**



ABODE



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HALL

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

CLOAKROOM

Low flush wc, wash hand basin, radiator.

LOUNGE

Upvc double glazed window and a radiator.

KITCHEN DINER

Fitted units with work surfaces and a sink unit. Fitted oven and hob, upvc double glazed window and double doors to the garden and a radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobes, upvc double glazed window and a radiator.

EN SUITE

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

BEDROOM 2

Wardrobes, upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BATHROOM

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

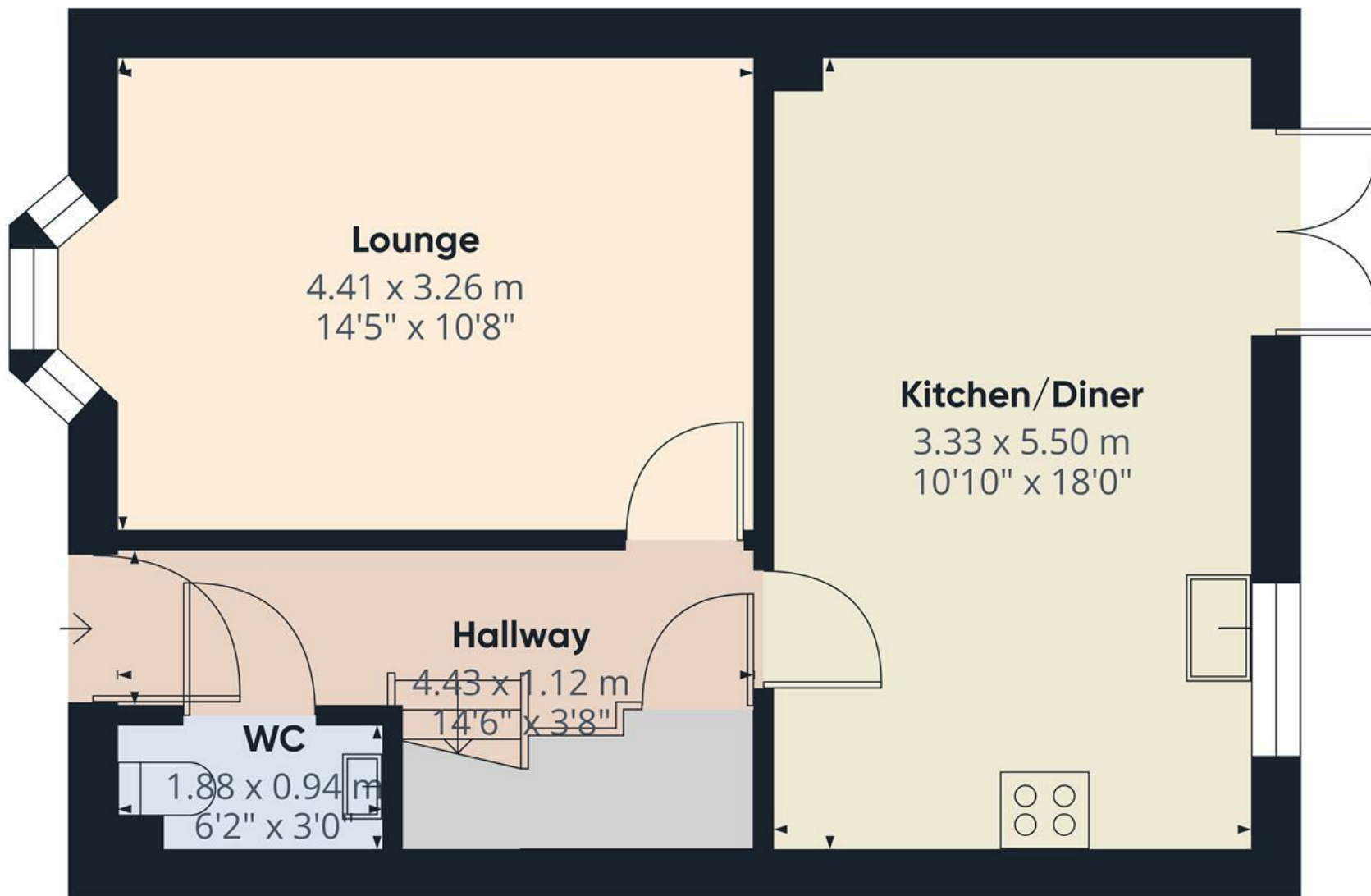
OUTSIDE

Side drive and single garage. Side gate into the enclosed rear garden with patio and a lawn.









Floor 0

Approximate total area⁽¹⁾

43 m²

462 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



Approximate total area⁽¹⁾

38.3 m²
412 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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En Suite

1.17 x 2.22 m
3'10" x 7'3"

Bedroom

2.91 x 3.10 m
9'6" x 10'2"

Bedroom

3.06 x 3.12 m
10'0" x 10'2"

Bathroom

1.86 x 2.30 m
6'1" x 7'6"

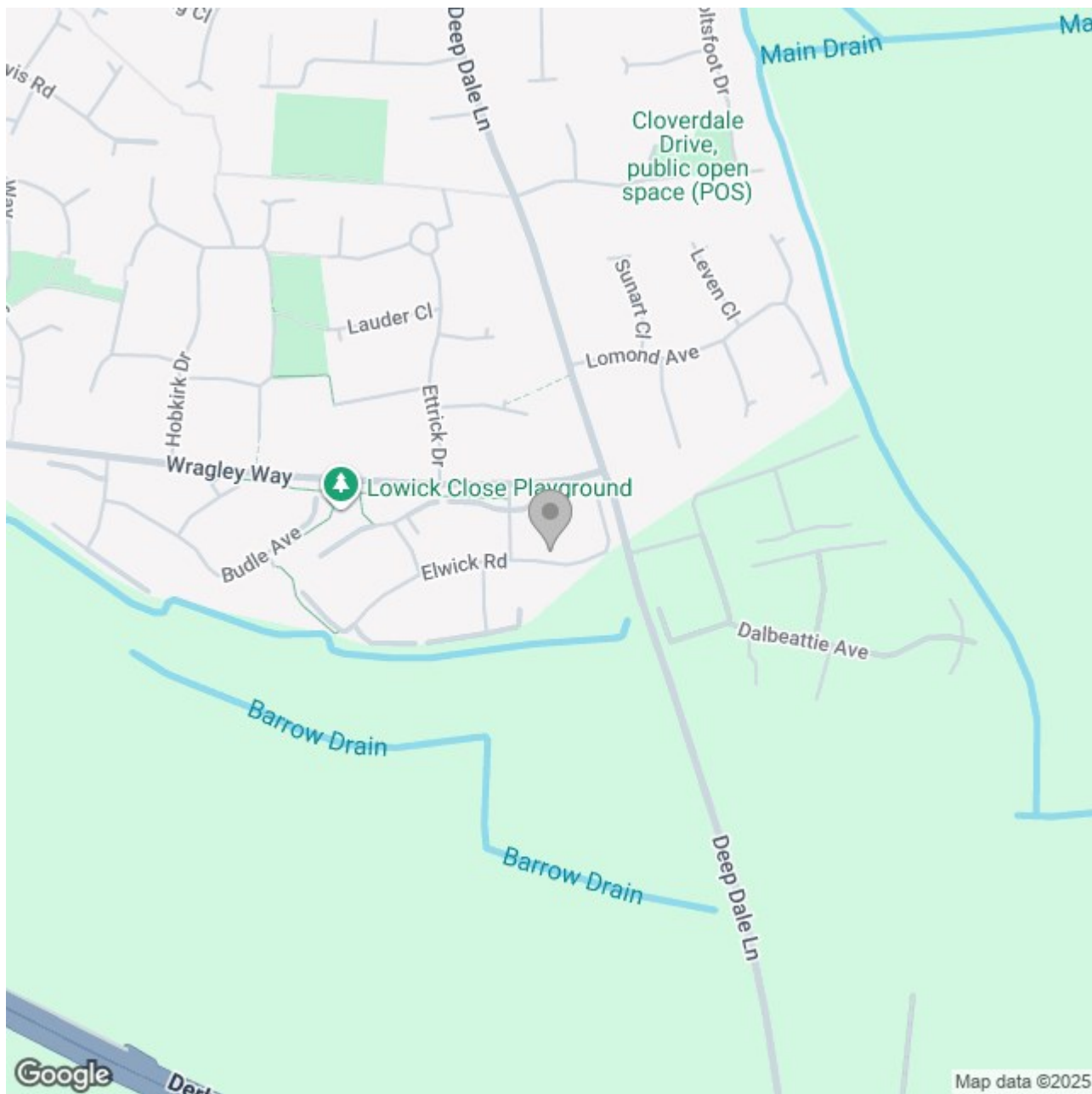
Landing

3.29 x 1.16 m
10'9" x 3'9"

Bedroom

2.64 x 2.32 m
8'8" x 7'7"

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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 