





Three bedrooms property offering a hall and guest cloakroom, lounge diner and a kitchen. Three first floor bedrooms and a bathroom with separate wc. Front drive and a single garage, rear garden overlooking the allotments.



## HALL

Entrance door into the hall with door to the cloakroom.

## CLOAKROOM

Low flush wc.

## LOUNGE

Windows to the front and rear, radiator, stairs to the first floor.

## KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Appliance spaces, radiator, door to the garage, storage cupboard.

## FIRST FLOOR LANDING

Window to the rear and doors to -

## BEDROOM

Window, radiator.

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Window, radiator.

## BATHROOM

Bath, wash hand basin and window.

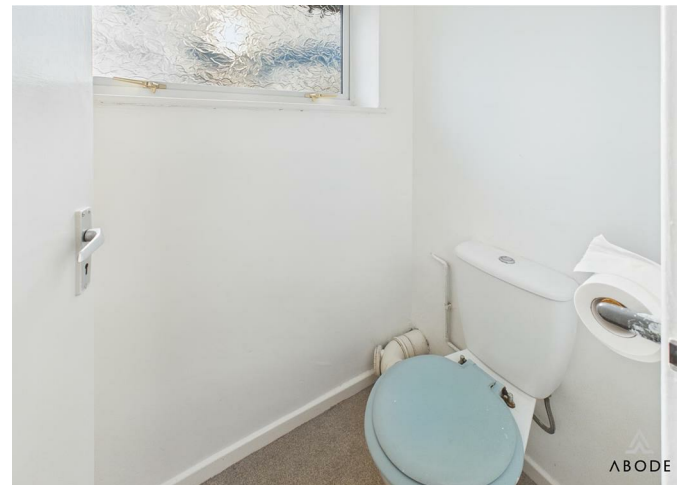
## WC

Low flush wc.

## OUTSIDE

Front drive and a single garage. Rear garden with lawn and patio.





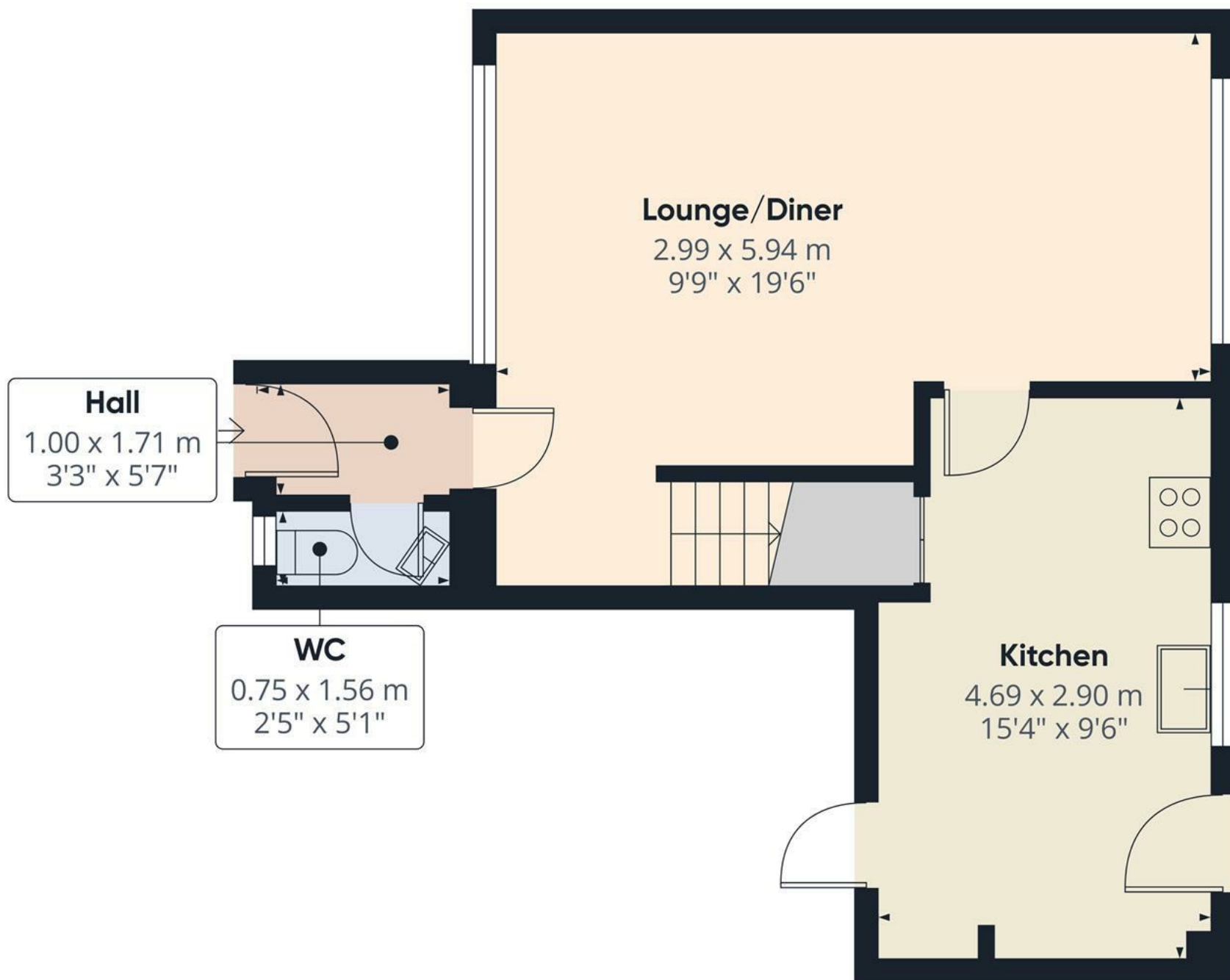












Approximate total area<sup>(1)</sup>

39.4 m<sup>2</sup>

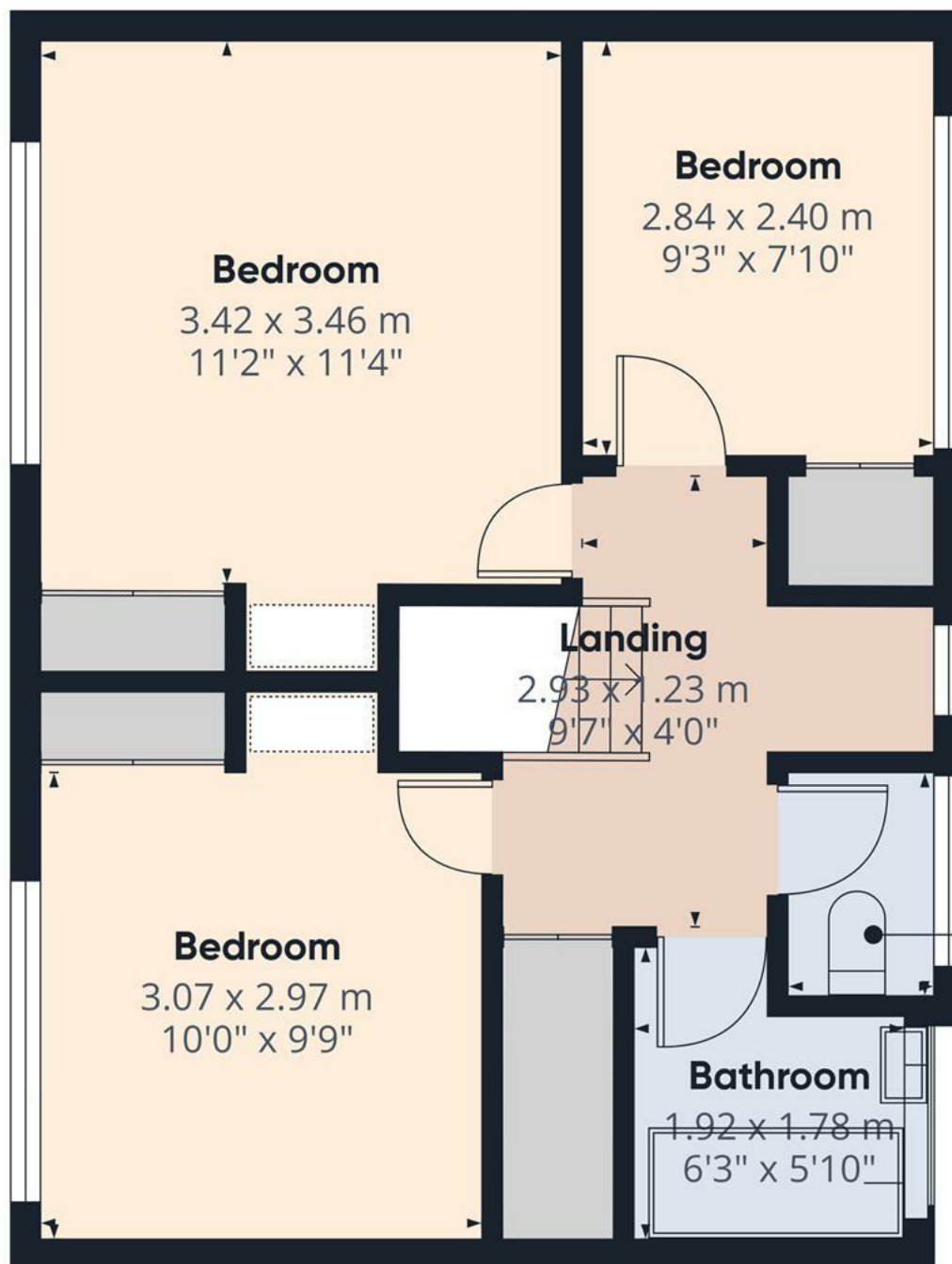
424 ft<sup>2</sup>

(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>

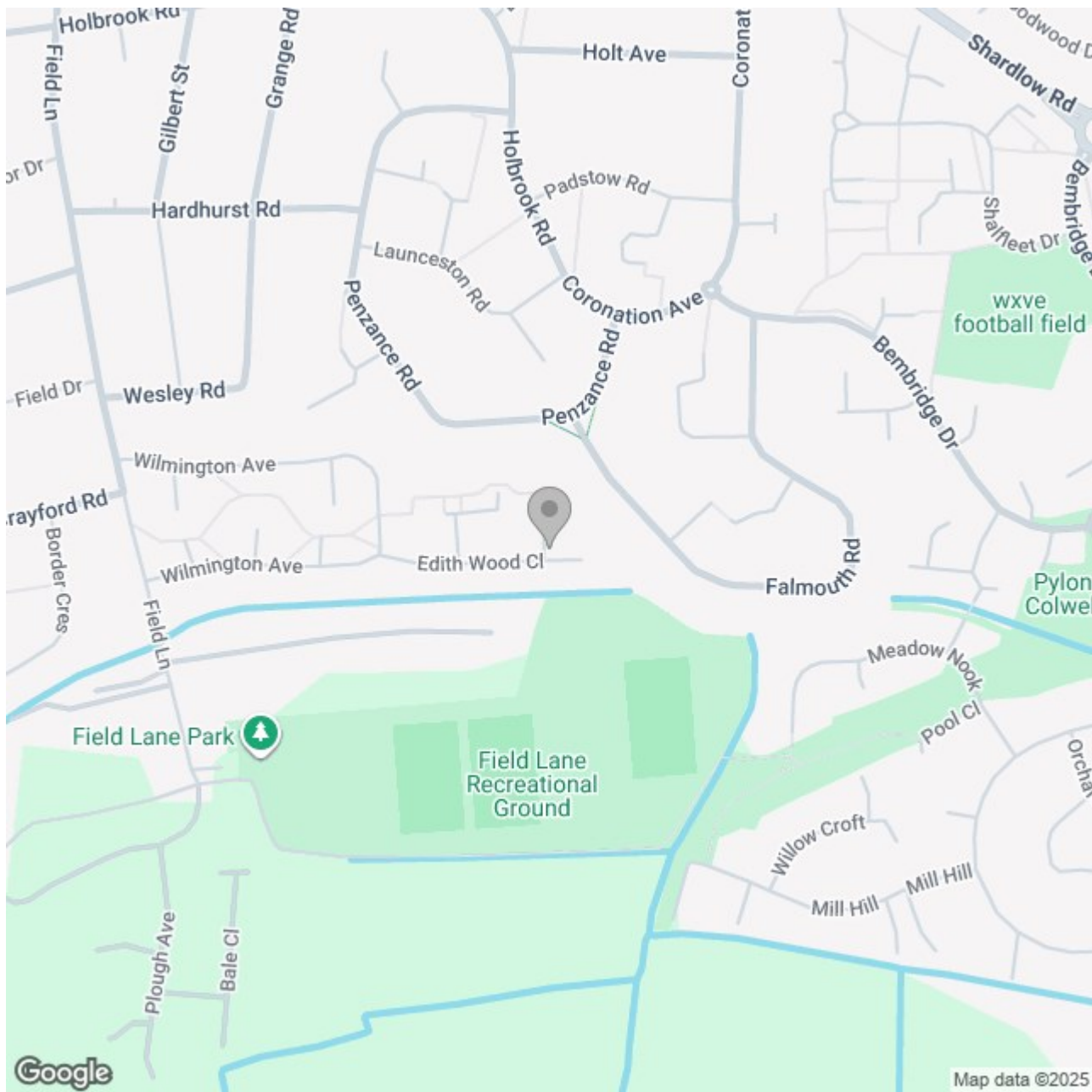
42.9 m<sup>2</sup>

462 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>                          |                                                                                                               |           |
| (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  |           |