





**\*\*A SEMI DETACHED PROPERTY WITH PLENTY OF POTENTIAL \*\* NO UPWARD CHAIN\*\***

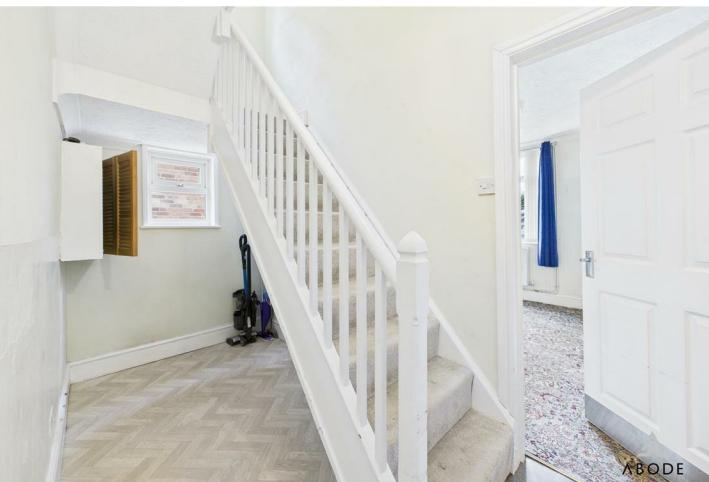
**\*\*\*\* FITTED LIFT INCLUDED IN THE SALE \*\*\*\***

This two-bedroom semi-detached home offers a great opportunity for those looking to put their own stamp on a property. The home also features an enclosed garden to the rear.

Inside, the accommodation includes a living room, a good-sized kitchen, and both a wet room and a separate bathroom. The property also benefits from double glazing and gas central heating. While it is in need of some modernisation, it provides a solid foundation for a comfortable home.

Situated in a convenient location, this property offers easy access to local amenities and transport links.

Viewings are recommended







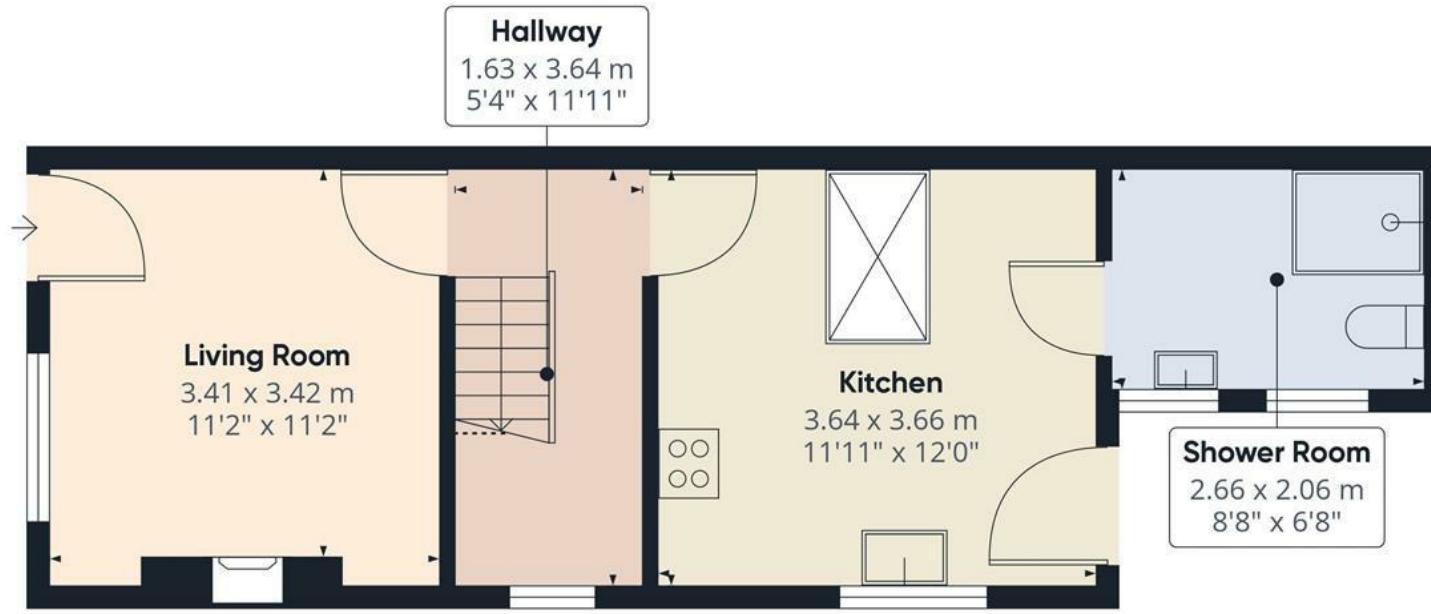












Approximate total area<sup>(1)</sup>

69.33 m<sup>2</sup>  
746.25 ft<sup>2</sup>

Reduced headroom  
0.86 m<sup>2</sup>  
9.3 ft<sup>2</sup>



(1) Excluding balconies and terraces

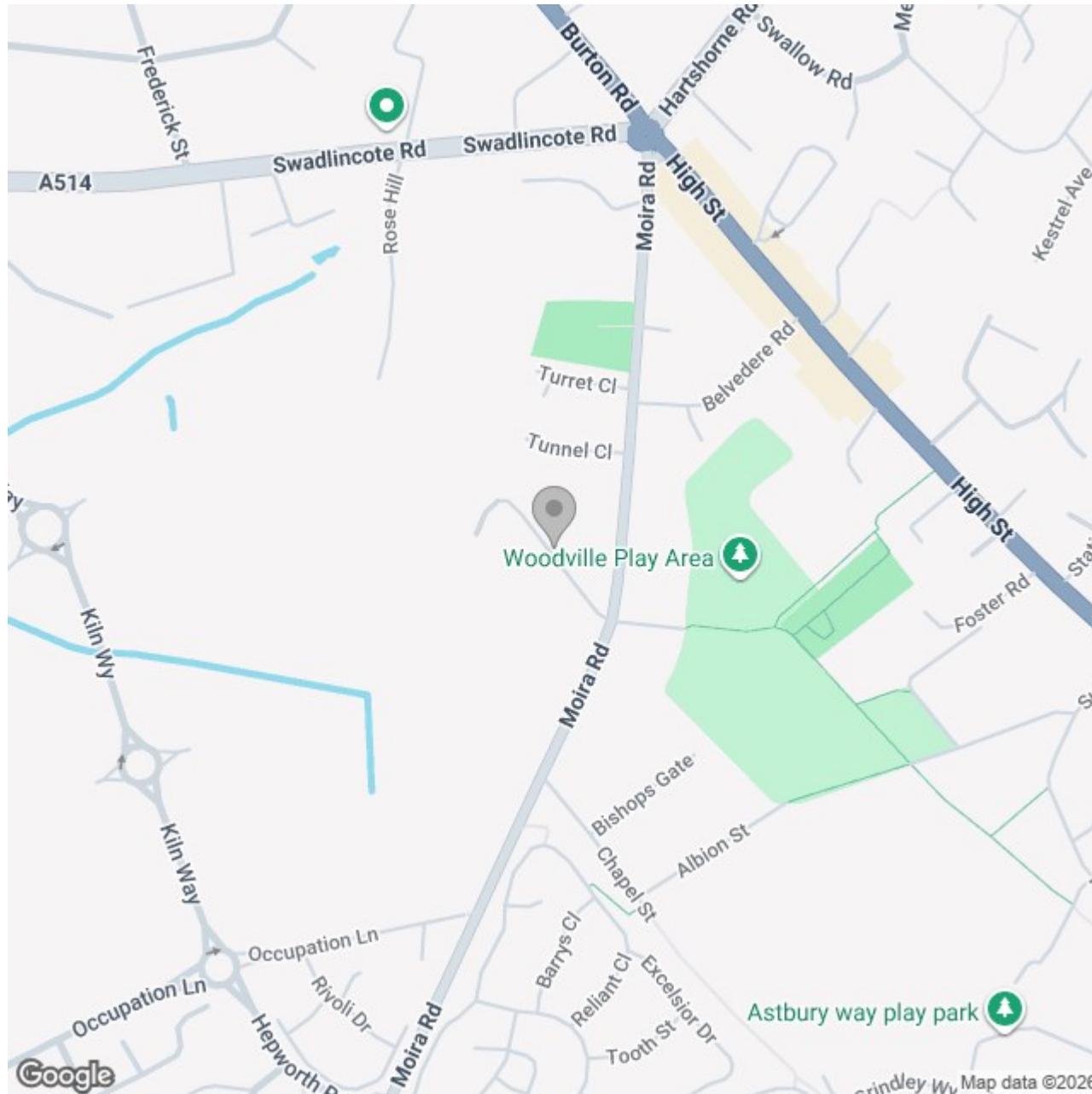
Reduced headroom  
..... Below 1.5 m / 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





## Energy Efficiency Rating

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