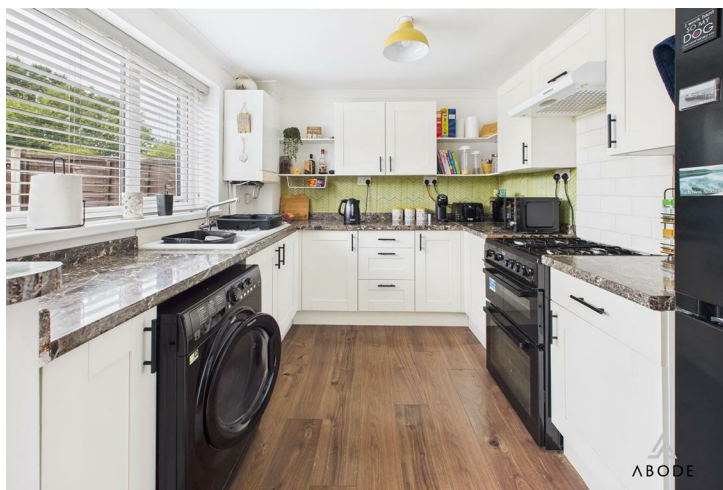






**** GARAGE IN A BLOCK & COMMUNAL PARKING ****

Perfect first time buy or investment property located in a quiet area with green area to the front. The property benefits from UPVC double glazing and a gas heating system. In brief the property offers a hall, lounge, fitted dining kitchen with doors onto the garden. Three first floor bedrooms and a family bathroom. Gardens, communal parking and a garage in a block.




ABODE
SALES & LETTINGS

HALL

Composite entrance door into the hall with stairs to the first floor and the door into the lounge.

LOUNGE

UPVC double glazed window to the front, radiator and half glazed double doors into the dining kitchen.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and sink and drainer unit. Space for a cooker, fitted extractor, space for a fridge freezer and plumbing for a washing machine. UPVC double glazed window and double doors onto the garden, radiator.

FIRST FLOOR LANDING

Loft access and doors too -

BEDROOM 1

UPVC double glazed window and radiator.

BEDROOM 2

UPVC double glazed window and radiator.

BEDROOM 3

UPVC double glazed window and radiator.

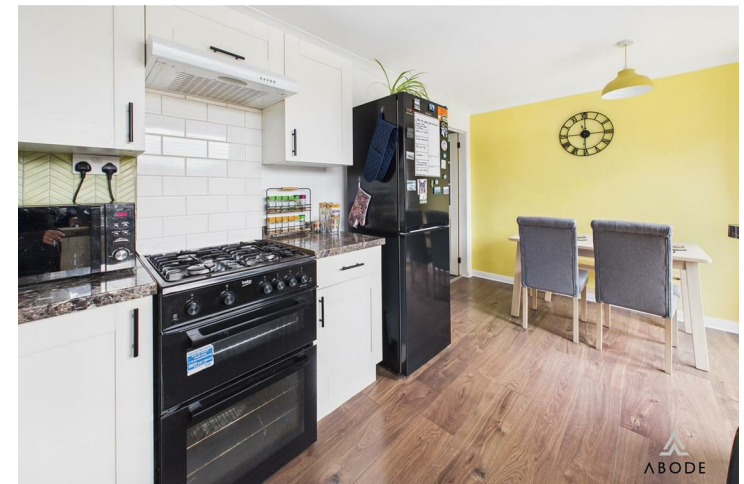


BATHROOM

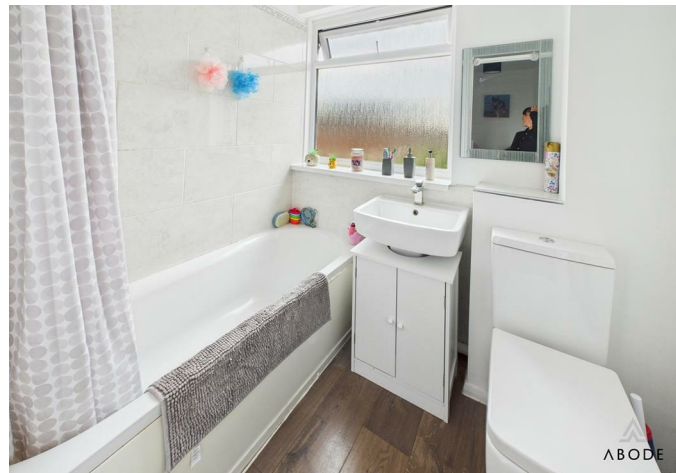
Panel enclosed bath with a shower over, wash hand basin, low flush WC, radiator and UPVC double glazed window.

OUTSIDE

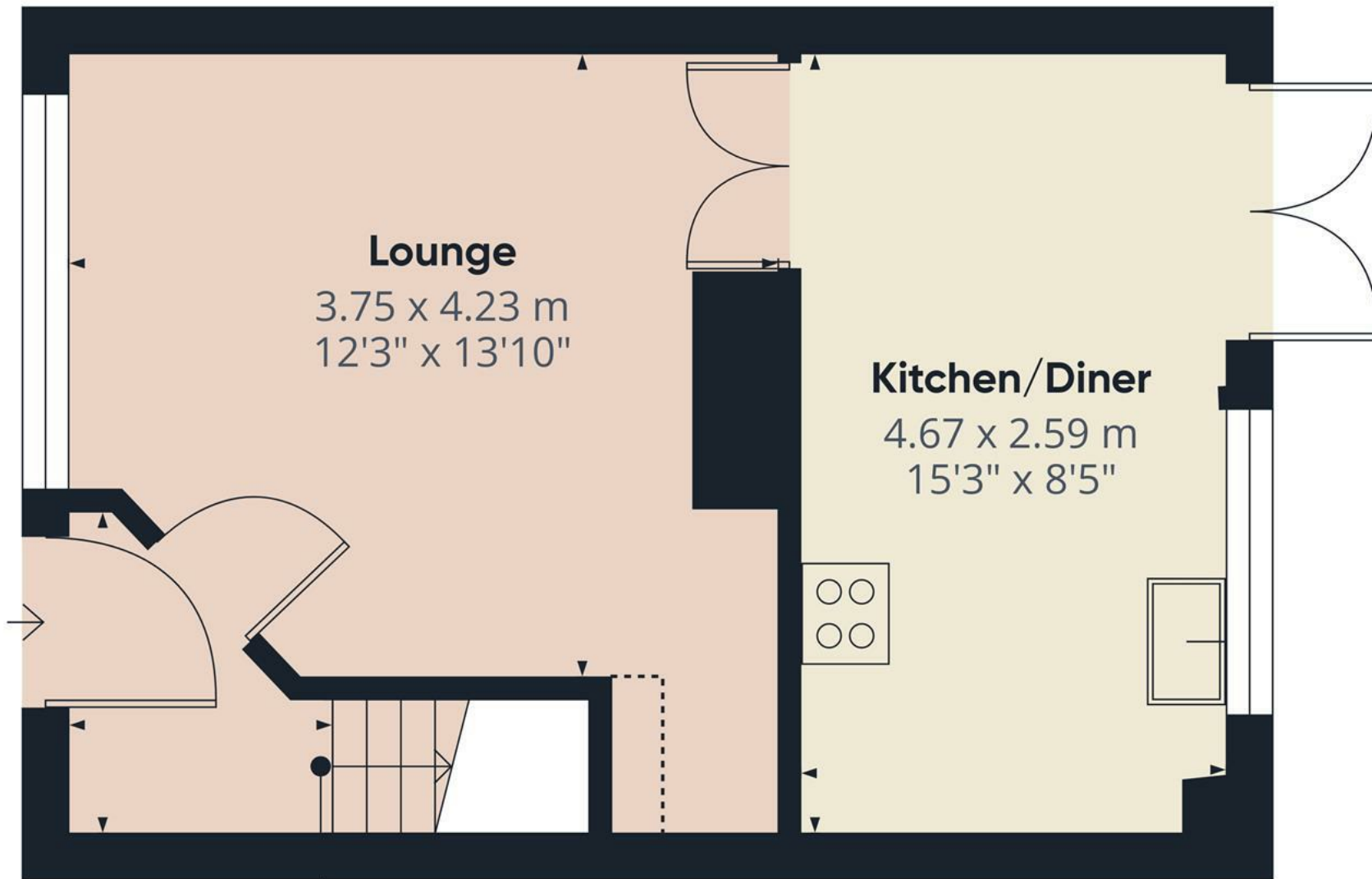
Front lawn, enclosed rear garden with patio, lawn and rear gate. Garage in a block, communal parking.











Approximate total area⁽¹⁾

31.7 m²

341 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

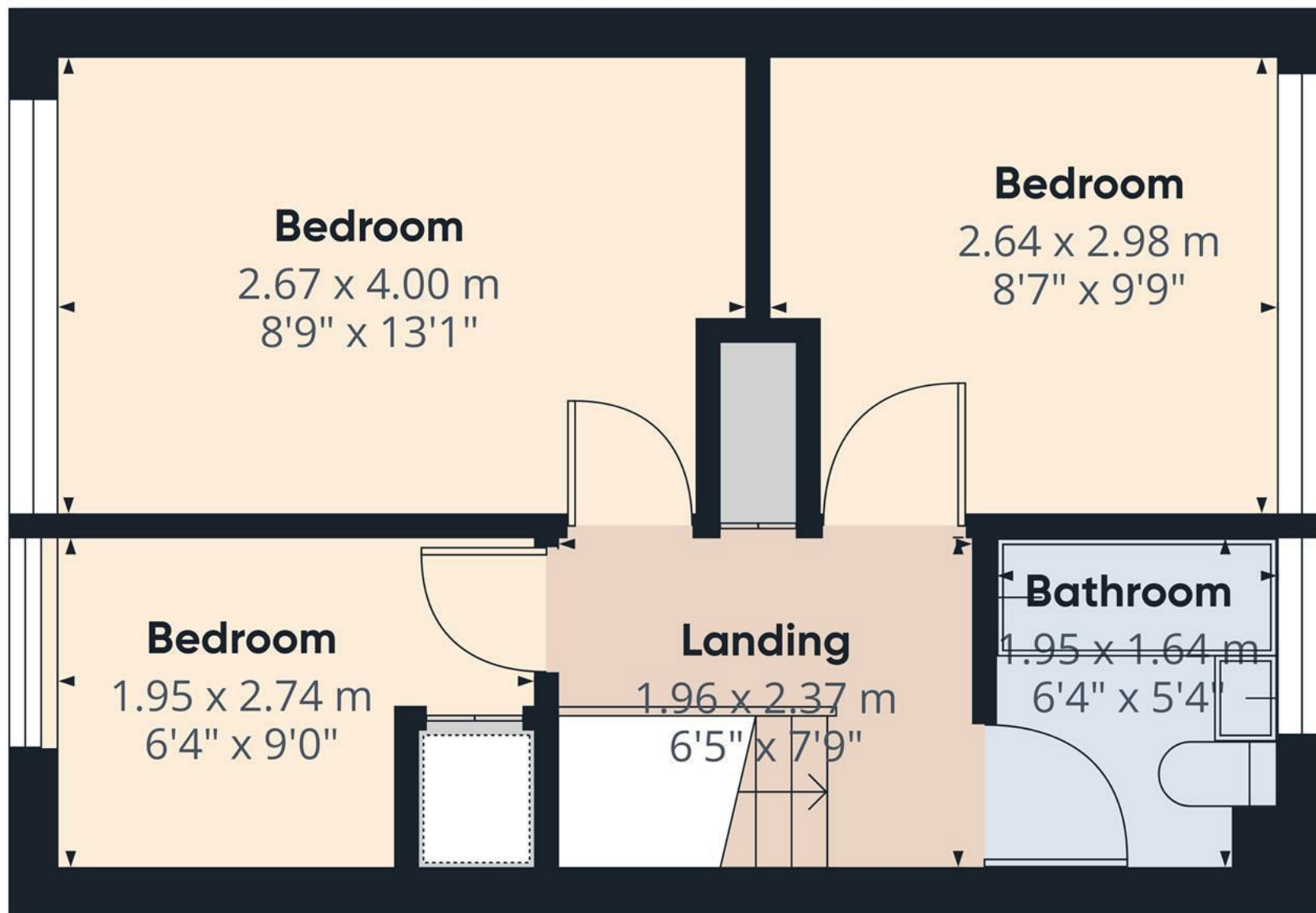
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



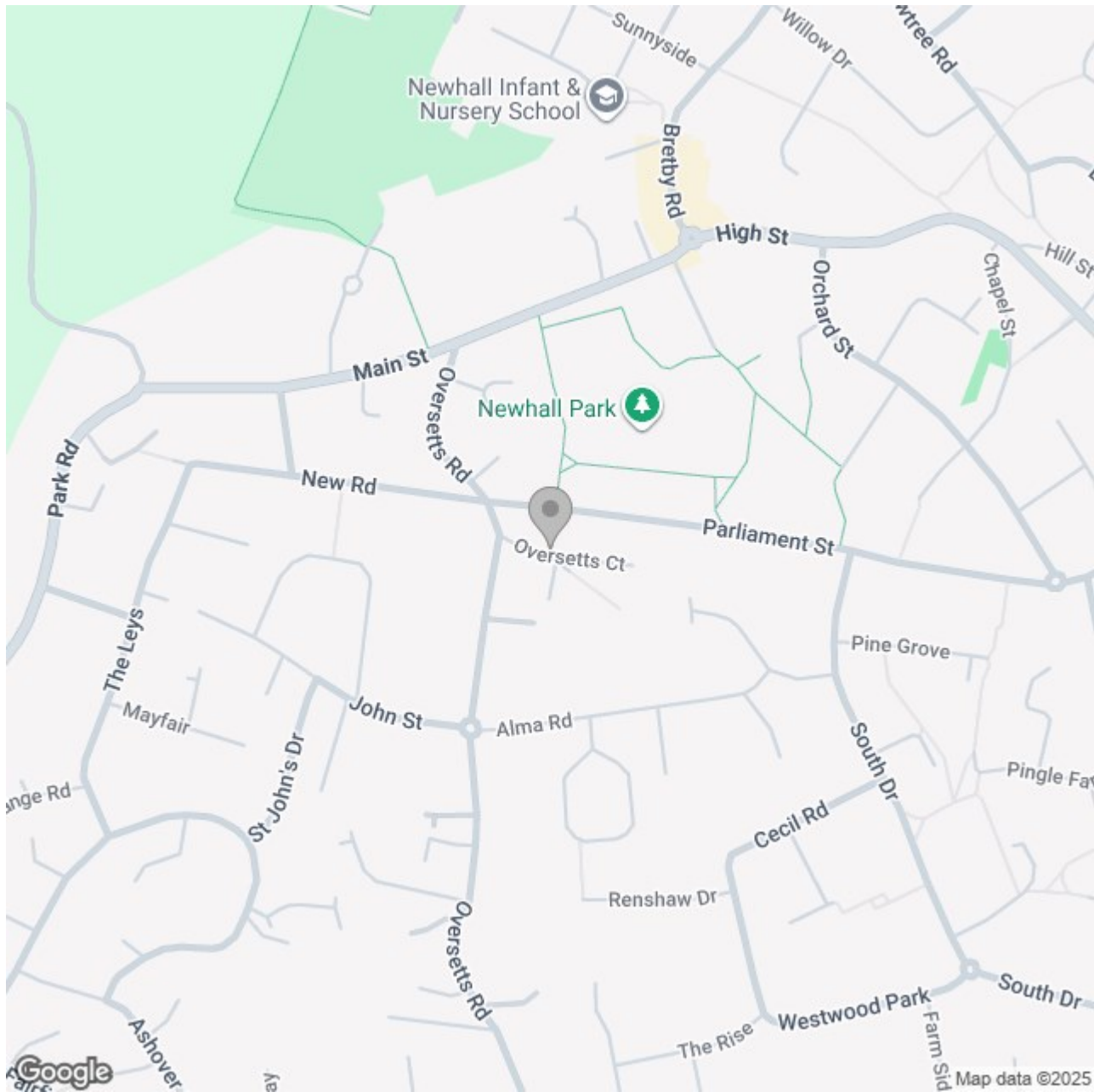
Approximate total area⁽¹⁾
30 m²
324 ft²

(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

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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 	