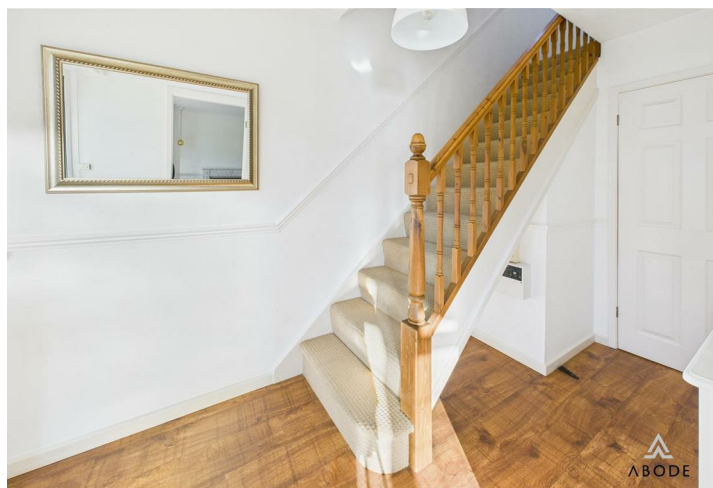






**** DOUBLE GARAGE ****

CONSERVATORY **** Extended semi detached property located in a quiet cul de sac location. Really well maintained family home benefitting from a gas central heating system and upvc double glazing and in brief offers a hallway, lounge with bay window, dining room and a conservatory. Fitted kitchen and a large utility room. Three first floor bedrooms and a modern fitted bathroom. Front and rear gardens, ample parking to the front and a double garage with private access into the utility room. The property offers plenty of potential and is offered for sale with no upward chain.



ABODE
SALES & LETTINGS

HALL

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

LOUNGE

Feature fireplace and electric stove style fire, also a gas point. Wood effect flooring, radiator, upvc double glazed bay window to the front and double doors into the dining room.

DINING ROOM

Wood effect flooring, radiator, doors into the conservatory and open into the kitchen.

CONSERVATORY

Upvc double glazed windows and doors onto the garden, radiator and wood effect flooring.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and breakfast bar. Ceramic sink and drainer unit with mixer tap, fitted electric oven and hob with extractor. Integrated dishwasher, upvc double glazed window, tiled floor and doors to the hall and utility room.

UTILITY ROOM

Fitted units with work surfaces and sink and drainer unit. Plumbing and space for a washing machine, further appliance spaces, upvc double glazed window, radiator, tiled floor, door to the garden and into the garage.

FIRST FLOOR LANDING

Upvc double glazed window, loft access (housing the boiler), airing cupboard and doors to -



BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window.

BEDROOM 2

Built in wardrobes, radiator and upvc double glazed window.

BEDROOM 3

Radiator and upvc double glazed window.







BATHROOM

Panel enclosed bath with shower attachment tap, low flush wc, vanity sink unit with wash hand basin and storage cupboard under. Cast iron style radiator, fully tiled walls and floor and a upvc double glazed window.

OUTSIDE

The front offers a lawn with shrubs and bushes. Ample parking and side gated to the enclosed rear garden offering an artificial lawn, paved and stone seating areas, useful side bin store and a green house.

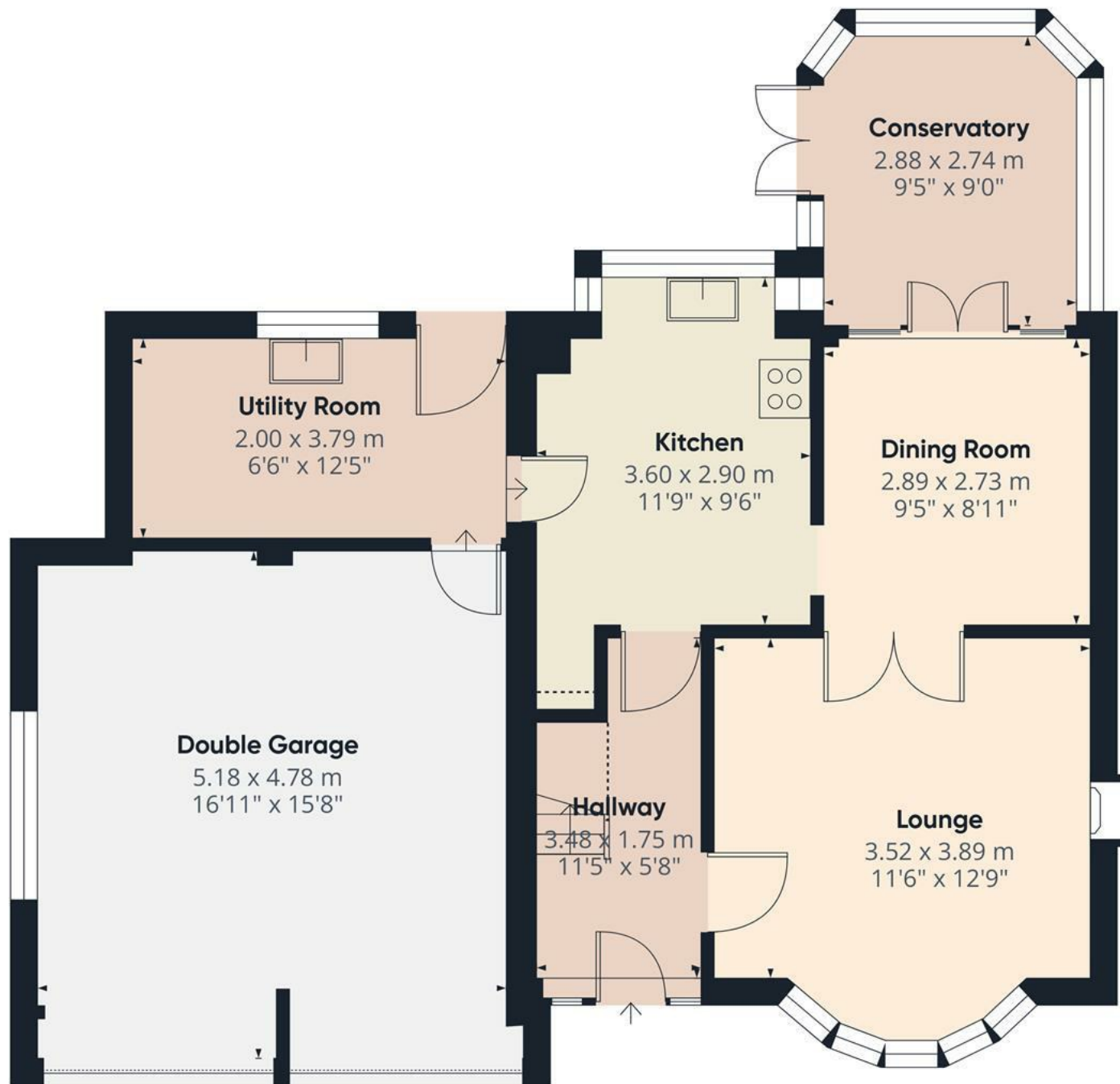
DOUBLE GARAGE

Two up and over doors, power and light, window and a personal door into the utility room.









Floor 0

Approximate total area⁽¹⁾

79.4 m²

855 ft²

Reduced headroom

0.9 m²

10 ft²

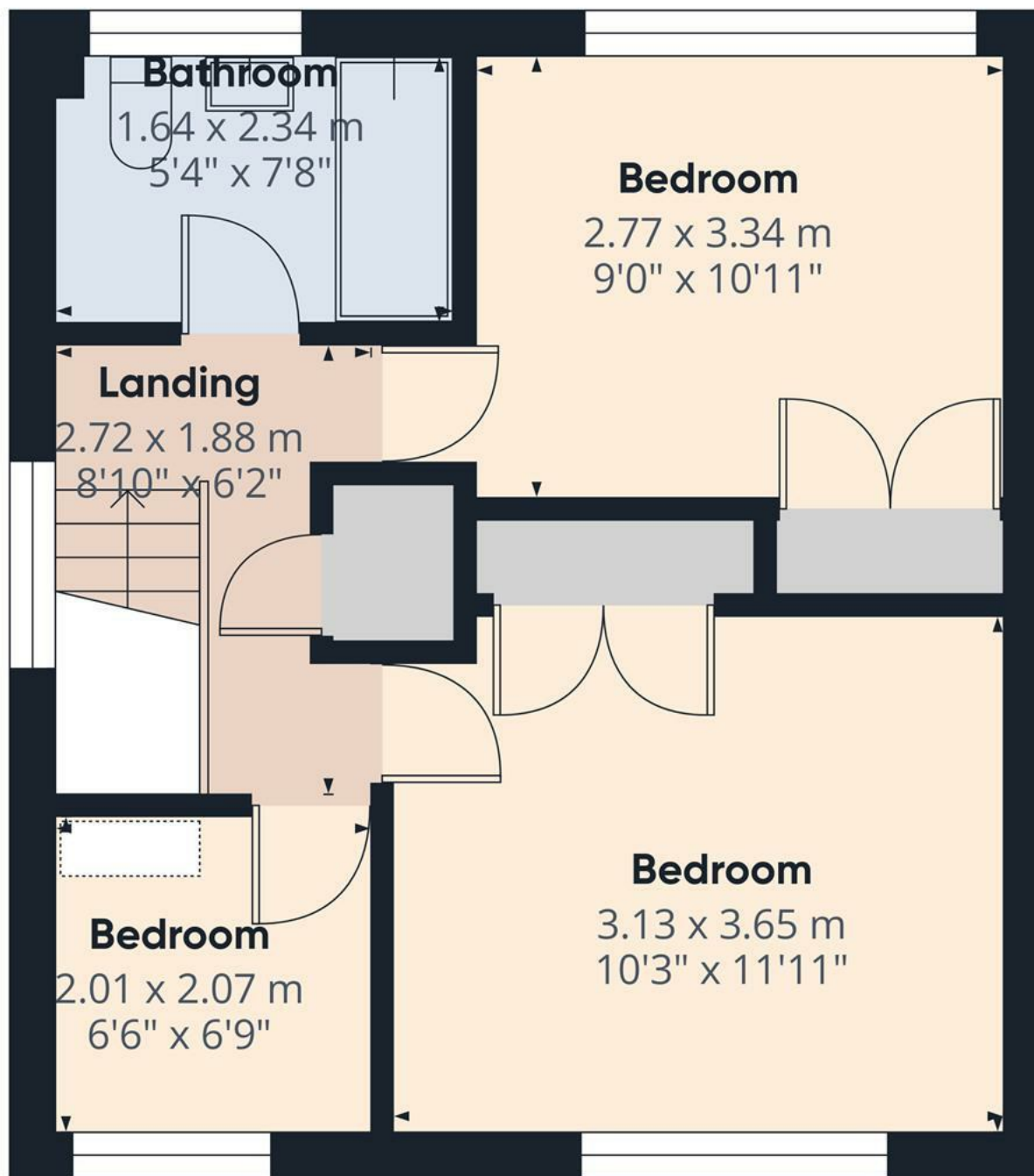
(1) Excluding balconies and terraces

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 1

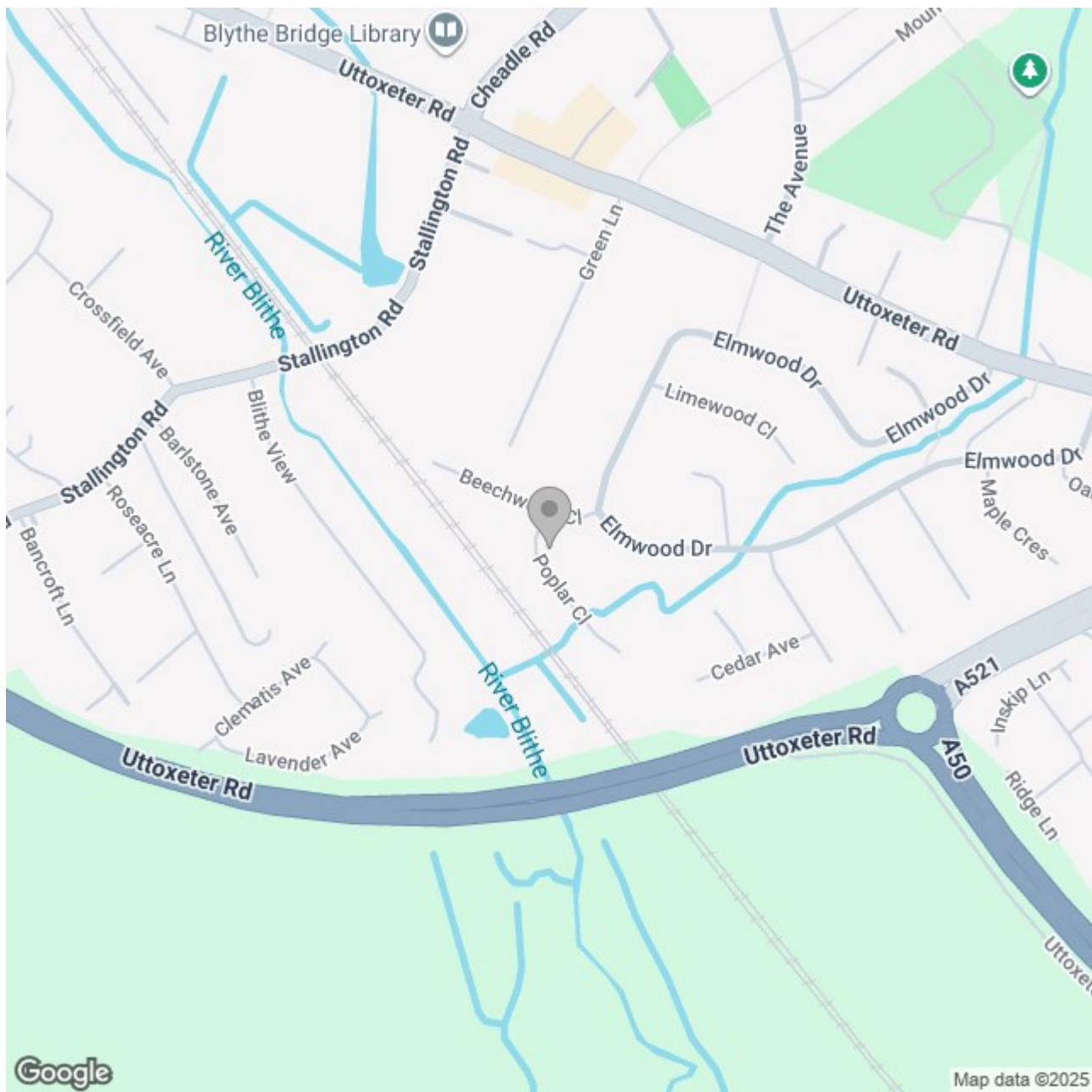
Approximate total area⁽¹⁾

35.2 m²
381 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		85
(69-80) C	74	
(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 