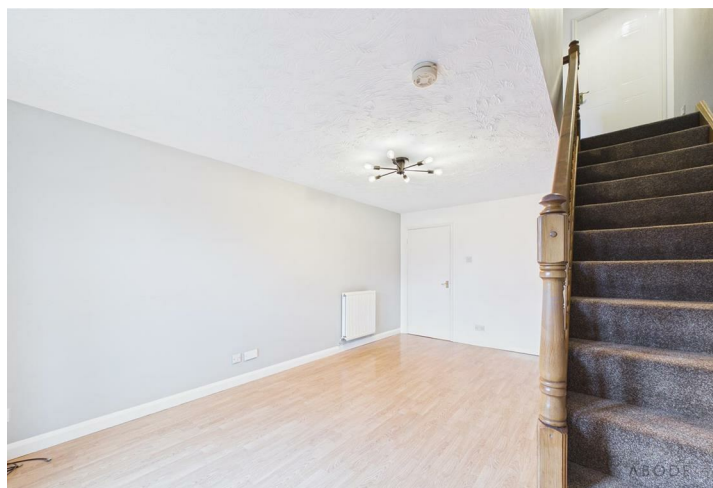






A well-presented two-bedroom home offering a modern kitchen, spacious lounge diner with French doors to the garden, and two good-sized bedrooms with built-in wardrobes. The property includes a contemporary family bathroom, allocated parking for two vehicles, and a private rear garden with decking, lawn and a storage shed. Ideal for first-time buyers or investors seeking a low-maintenance home in a convenient location.



Entrance

Laminate flooring and radiator

Kitchen

Eye and base units and drawers, window to front, oven, hob and extractor, one and half stainless steel sink and drainer, wall mounted boiler, appliance space to fridge freezer and washing machine.

Lounge Diner

French doors rear, laminate flooring and radiator, stairs to first floor.

Landing

Loft access and airing cupboard.

Bedroom One

Window to rear, radiator and double built in wardrobe.

Bedroom Two

Window to front, radiator and built in wardrobe

Family Bathroom

Window to front, radiator and fitted with a three piece suite with low level wc, wash hand basin, and panelled bath with shower over and screen.

Outside

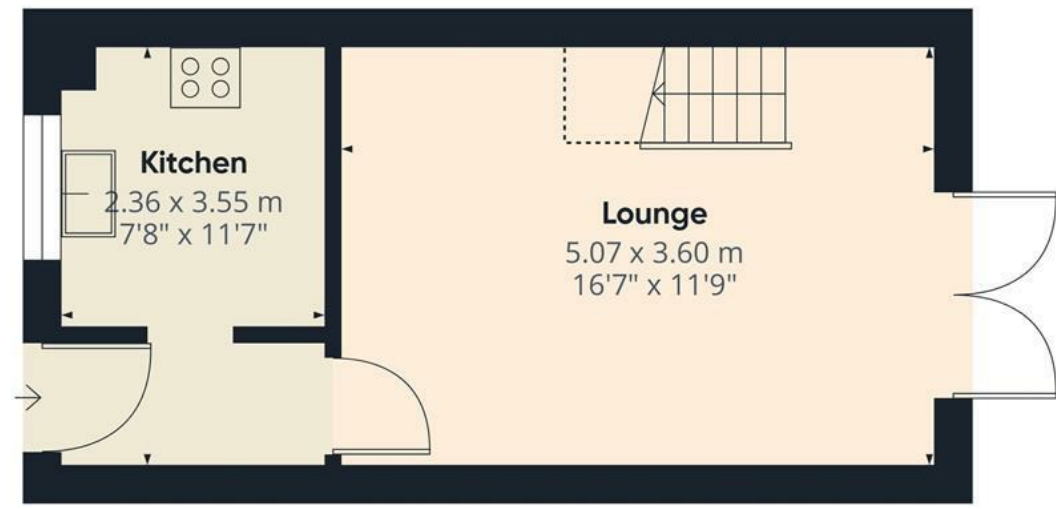
Allowed parking for two vehicles.

Rear Garden

Decked area, shed, lawn, timber fencing.



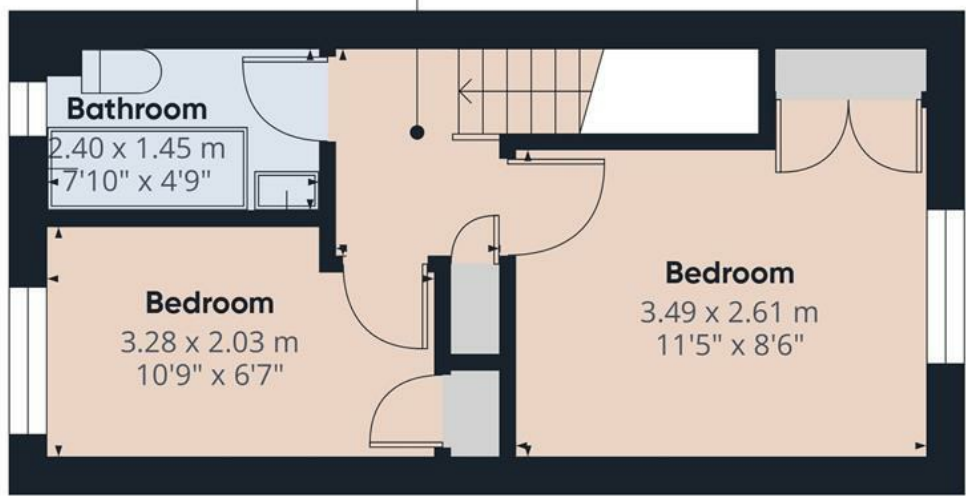




Approximate total area⁽¹⁾
50 m²
537 ft²

Reduced headroom
1.2 m²
13 ft²

Landing
1.50 x 1.87 m
4'10" x 6'1"

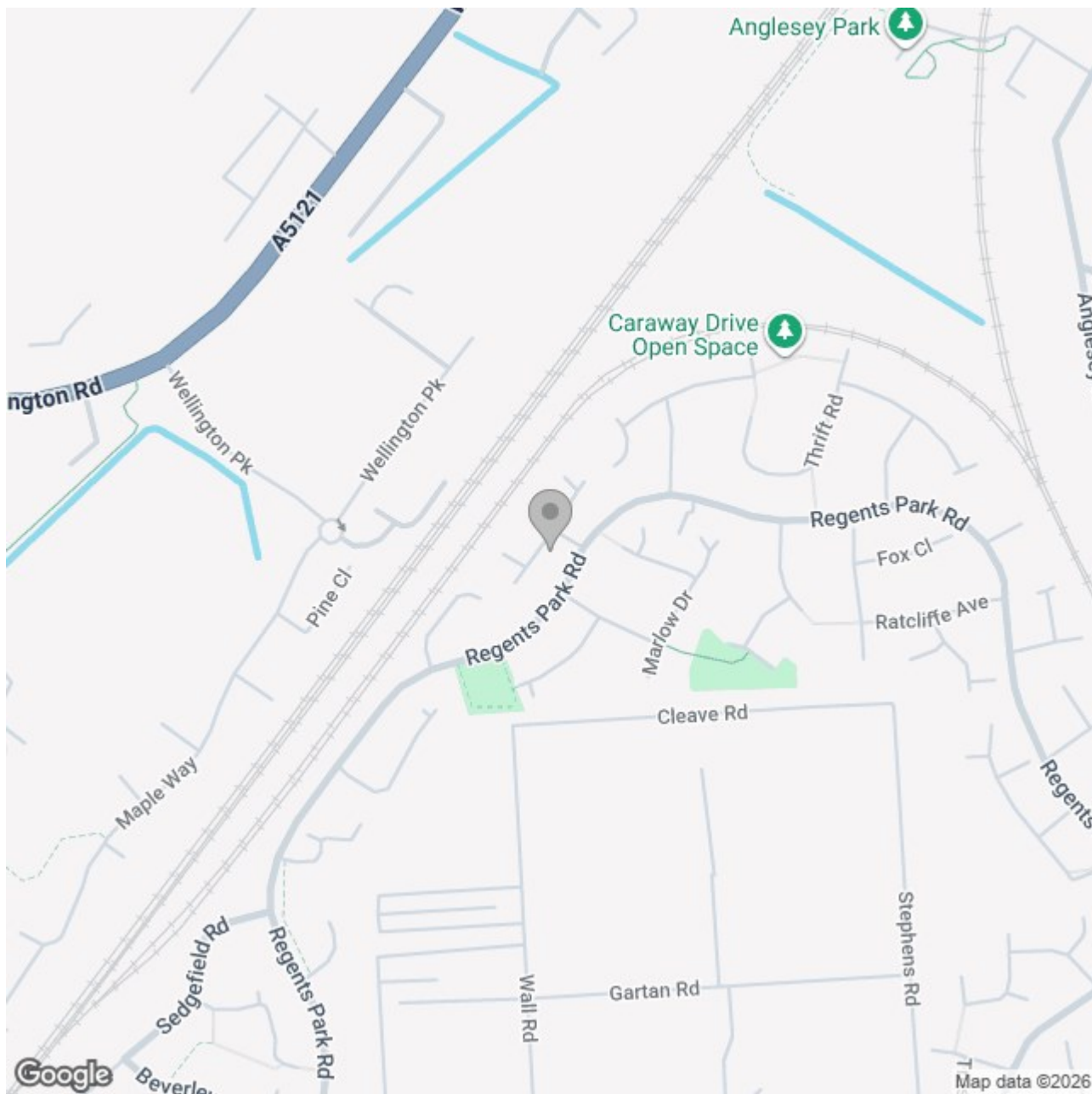


(1) Excluding balconies and terraces

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.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(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 	