

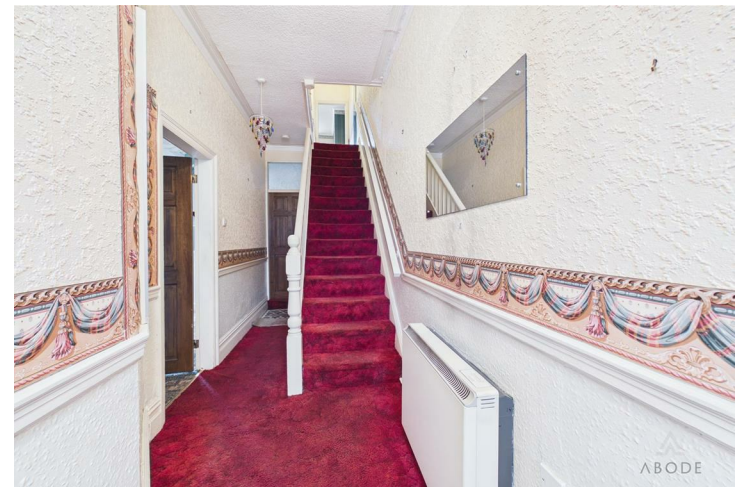




A substantial four-bedroom semi detached residence offering generously proportioned and highly adaptable accommodation across three floors. The property includes two reception rooms, an extended kitchen, ground-floor shower room, first-floor bathroom and a spacious top-floor bedroom. Ample off-road parking, a garage and a long rear garden further enhance the home, which offers considerable scope for a new owner to modernise and personalise.

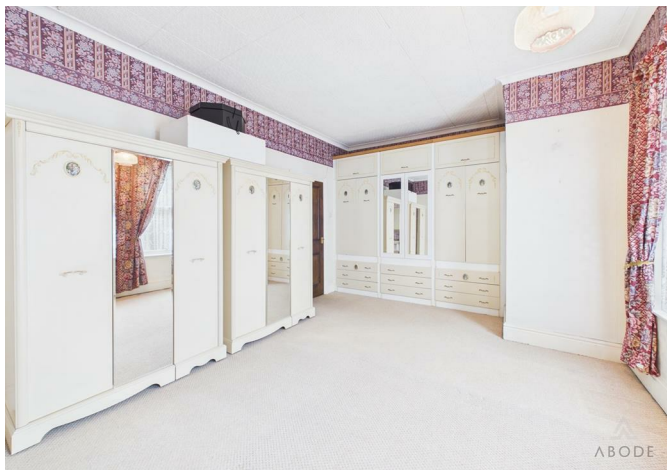


ABODE
SALES & LETTINGS

















Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

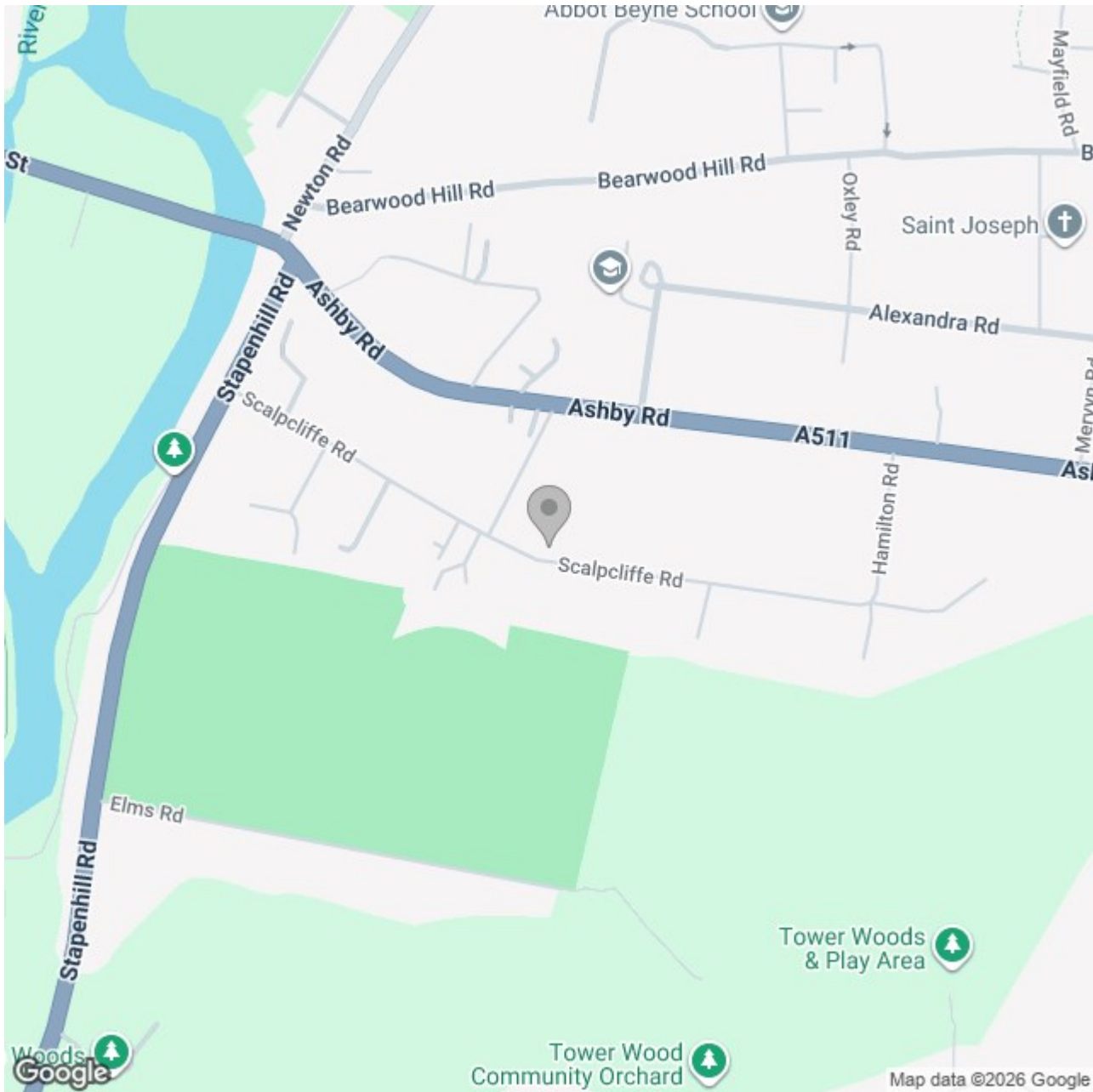
128.3 m²

1381 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		
(69-80) C		
(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 	