





A stunning three/four bedroom semi detached family home, modernised and much improved the home has been converted to provide generous living accommodation comprising of entrance hallway, cloakroom, separate sitting room, kitchen living area, to the first floor there is an additional living room/bedroom, master bedroom with ensuite and second floor provides two further bedrooms and family bathroom. Outside the home has off road parking for several vehicles and enclosed well maintained rear garden. Viewing strictly by appointment only.



Entrance Hallway  
9'3 x 9'9

Cloakroom  
5'11 x 2'9

Kitchen / Living Area  
19'10 x 12'10

Sitting Room  
16'2 x 8'4

First Floor Landing

Living Room  
9'11 x 12'10

Master Bedroom  
12'9 x 9'4

Ensuite  
6'5 x 6'2

Second Floor

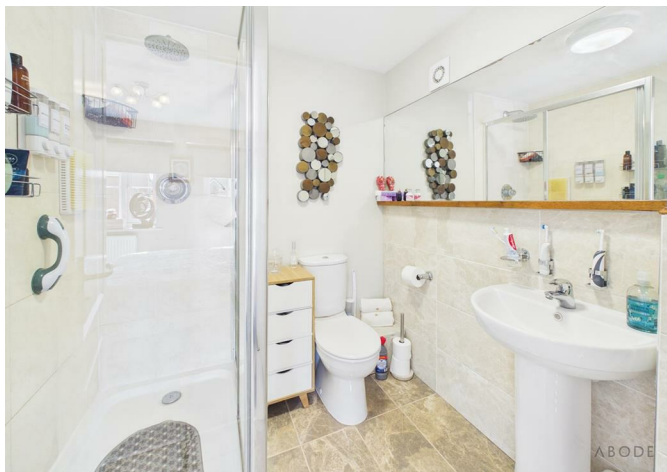
Bedroom  
10'9 x 12'9

Bedroom  
12'9 x 8'3

Family Bathroom  
6'4 x 5'5













Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

109.9 m<sup>2</sup>

1183 ft<sup>2</sup>

**Reduced headroom**

3.8 m<sup>2</sup>

41 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

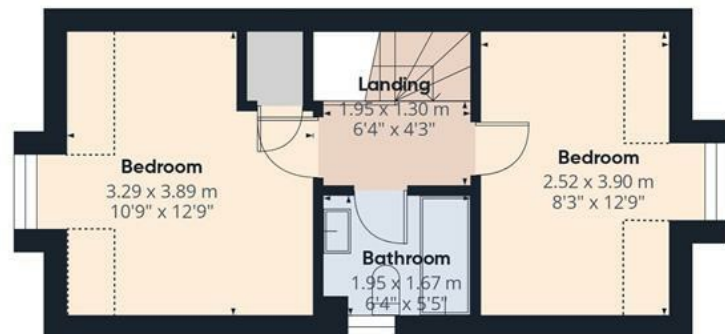
----- Below 1.5 m/5 ft

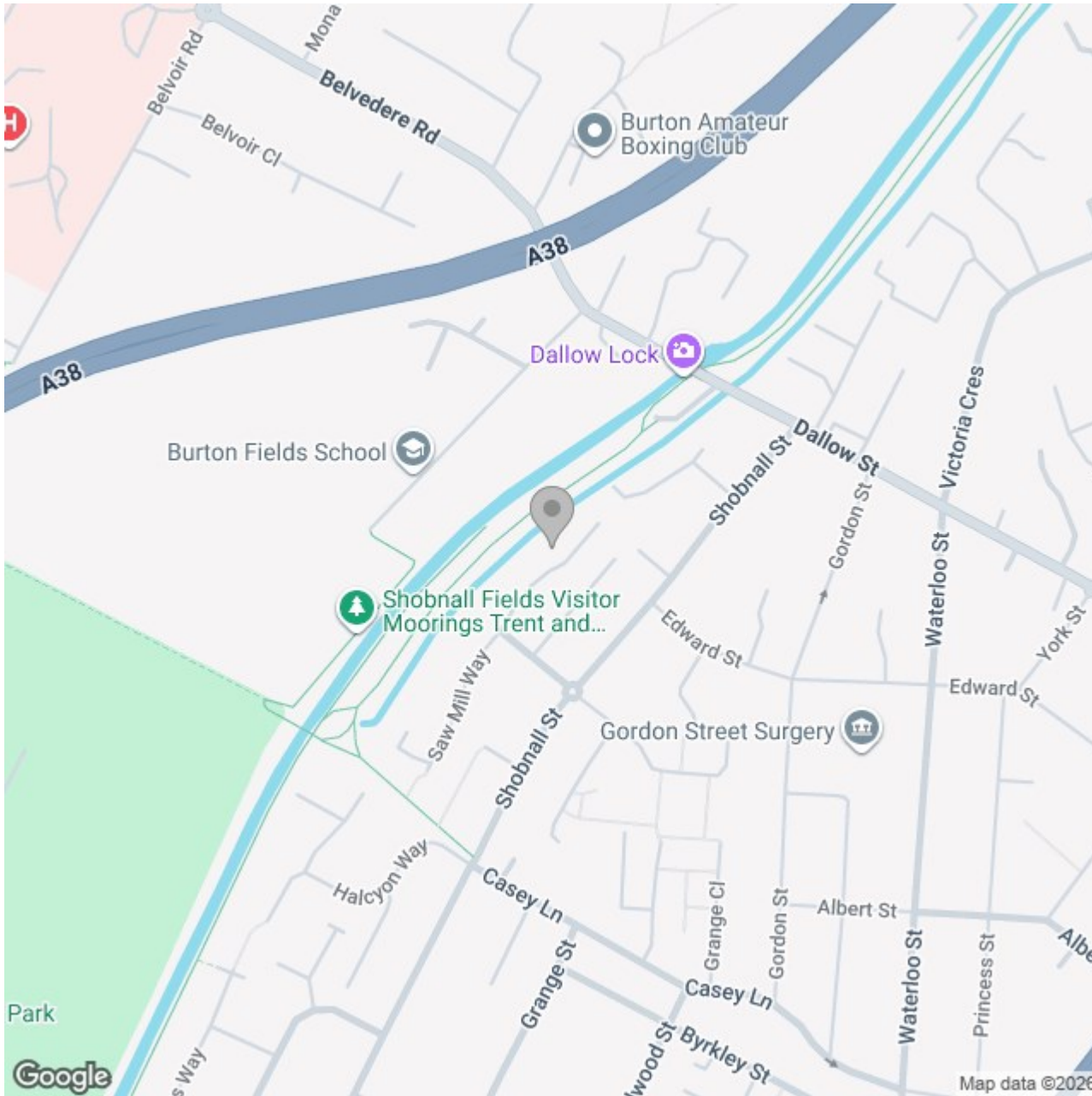
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**




Floor 2





## Energy Efficiency Rating

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