





A modern three-bedroom semi-detached home offering a good-sized kitchen-diner, a separate living room, and an enclosed rear garden. The property features three well-proportioned bedrooms and a spacious family bathroom with a four-piece suite. Parking is available to the rear of the property. Viewing is strictly by appointment only.



## Accommodation

This modern three-bedroom semi-detached property offers well-presented accommodation set across two floors. Upon entering, you are welcomed into an entrance hallway with access to the living room, which is positioned to the right and features a double-glazed window to the front elevation. A door leads through to the spacious kitchen diner, which is fitted with a selection of matching wall and base units, providing ample storage and preparation space. From the kitchen, there is access to the rear garden, and a downstairs WC cloaks adds further convenience.

To the first floor, the property boasts three well-proportioned bedrooms and a good-sized family bathroom, comprising a four-piece suite including a low-level WC, wash hand basin, panelled bath with mixer tap and tiled splash backs, and a separate shower cubicle. The home benefits from gas central heating and double glazing throughout.

Externally, the rear garden is mainly laid to lawn with a paved pathway and patio area, all enclosed by timber fencing for added privacy. Off-street parking is available to the rear of the property. Viewing is strictly by appointment only.





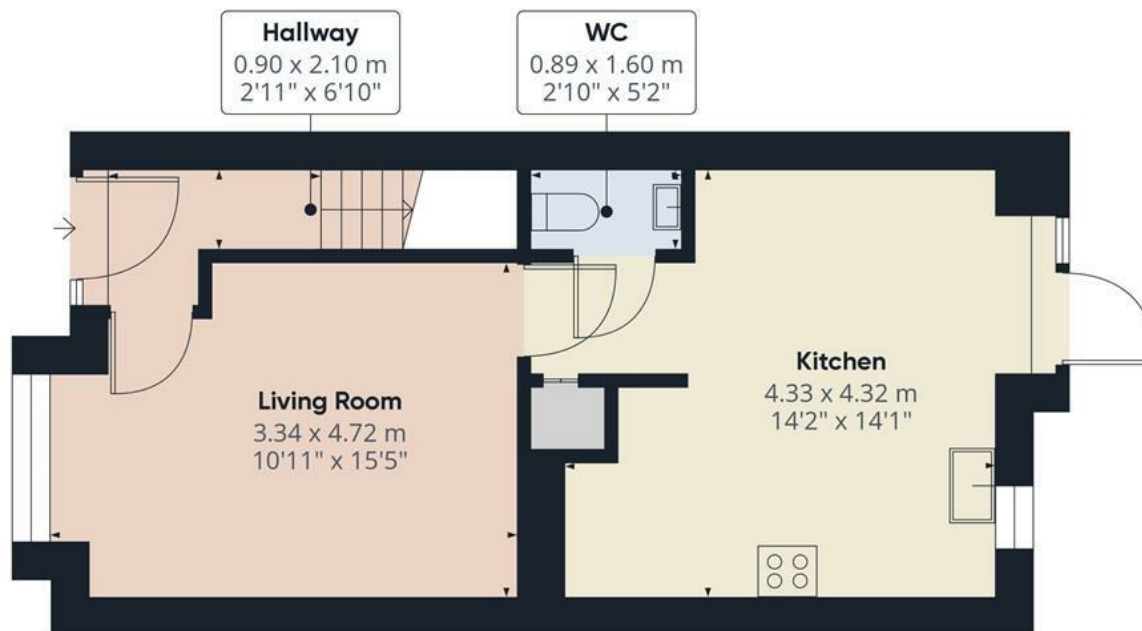










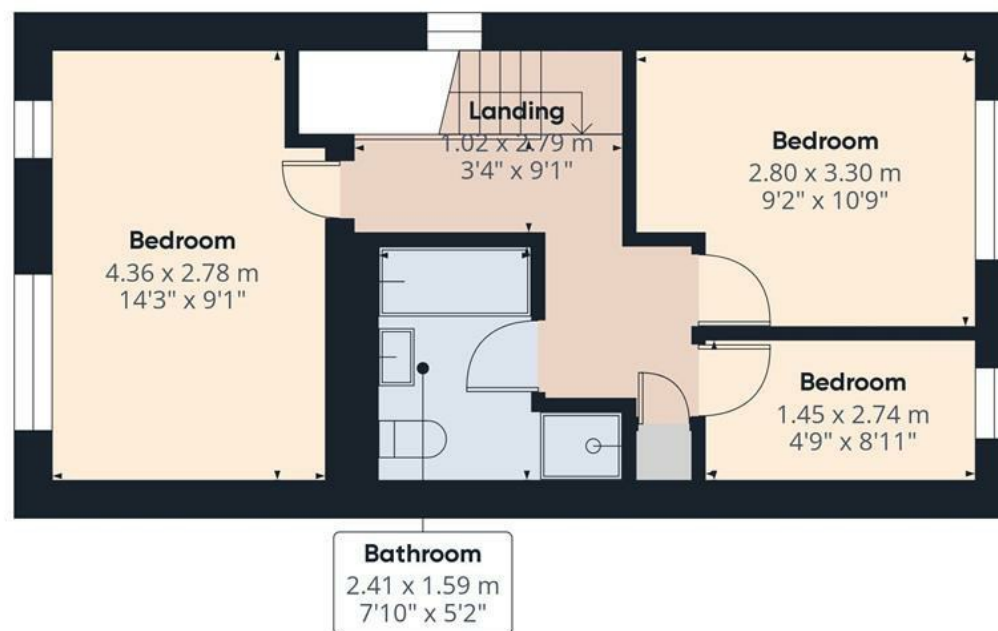


Floor 0

Approximate total area<sup>(1)</sup>

74.51 m<sup>2</sup>

802.02 ft<sup>2</sup>



Floor 1

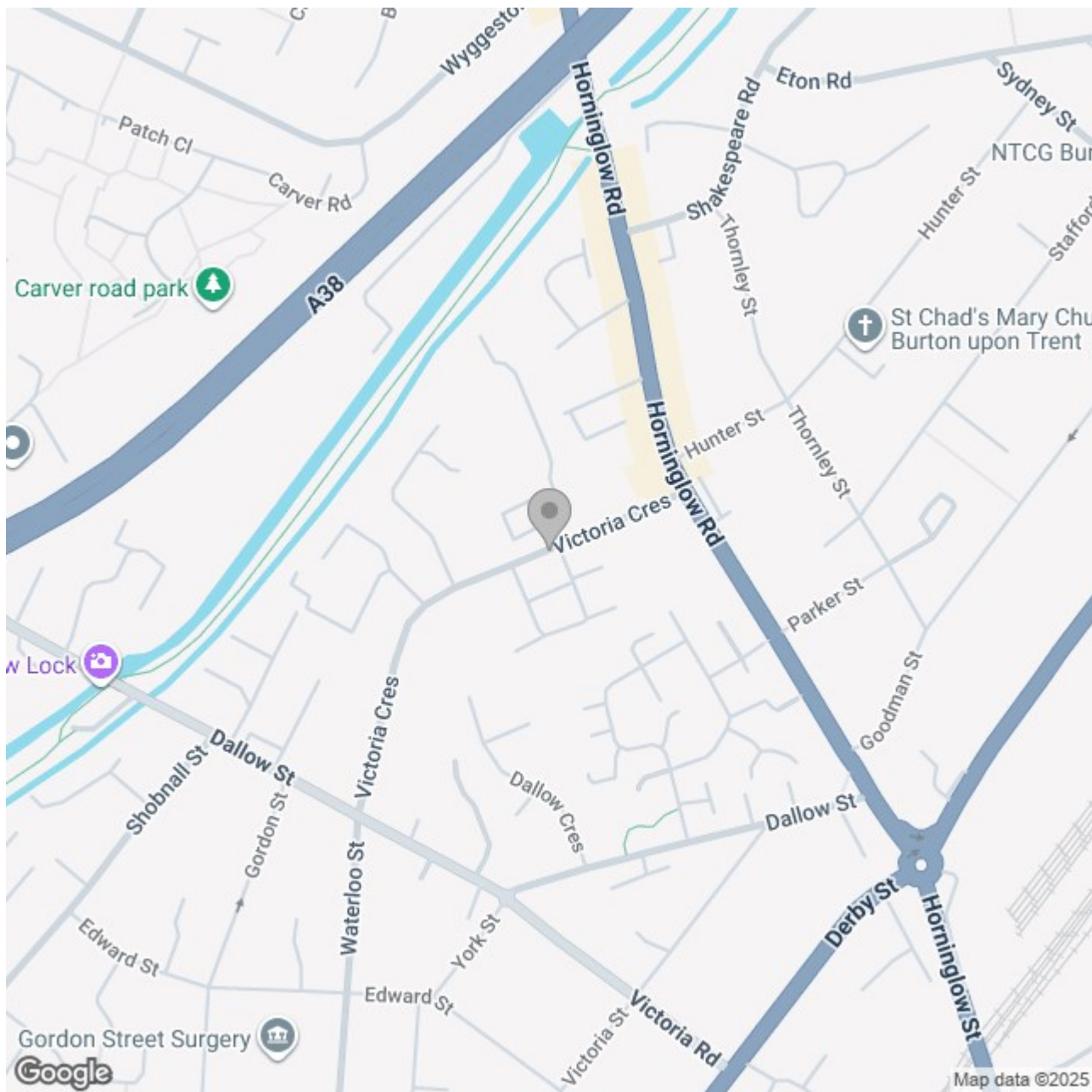
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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		

**England & Wales**

EU Directive  
2002/91/EC