





ABODE
SALES & LETTINGS



Auction Details

For sale by auction on 27 November 2025

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

The auction will commence at 09:00.

Rear Porch

Constructed with a brick base and timber frame, the rear porch features a timber double-glazed door opening to the garden and an internal UPVC door leading into the main accommodation.

Dining Room

A welcoming dining space featuring a charming open fireplace as its focal point. The room includes a staircase rising to the first-floor landing, a useful under-stairs storage cupboard, central heating radiator with thermostat, and telephone point. An open archway leads through to the lounge.

Lounge

A bright and comfortable living area with a UPVC double-glazed window to the front elevation. The room benefits from a feature electric fireplace with an attractive timber Adam-style surround, central heating radiator, and a composite front entrance door.

Kitchen

Fitted with a range of matching base and wall-mounted cupboards and drawers, complemented by wood-block preparation surfaces with drop edges. The kitchen includes a freestanding gas hob, cooker and grill with extractor hood, sink and drainer unit, and space for freestanding and under-counter appliances. There is also a carbon monoxide detector for added safety. The space enjoys natural light from a frosted UPVC double-glazed window to the side and three additional single-glazed units.



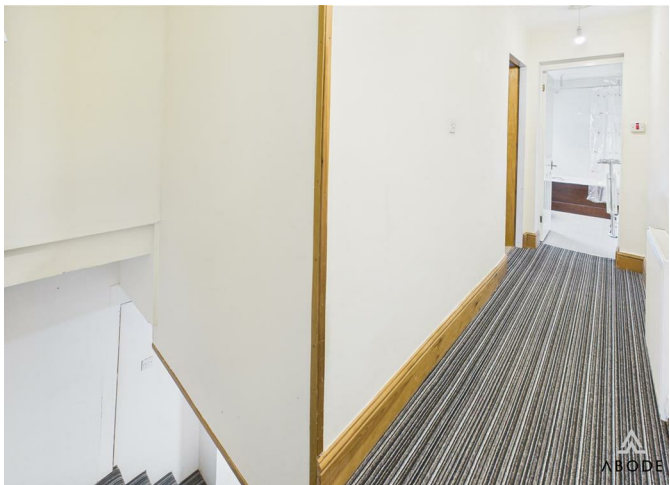
Landing

Providing access to all first-floor rooms and the loft via a hatch with pull-down ladder. The loft space benefits from a window to the front elevation, electric storage heater, lighting, and exposed beamwork — offering potential for conversion (subject to regulations).

Bedroom One

A spacious double bedroom with a UPVC double-glazed window to the front elevation, central heating radiator, telephone point, and TV aerial connection.







Bedroom Two

With a UPVC double-glazed window overlooking the rear elevation, central heating radiator, and a practical over-stairs storage cupboard complete with hanging rail.

Bathroom

Fitted with a modern three-piece suite comprising a low-level WC with continental flush, wash hand basin with mixer tap, and panelled bath with electric shower over. Additional features include a frosted UPVC double-glazed window to the side, heated towel radiator, and an airing cupboard housing the gas-fired central heating combination boiler.

Attic

With a glazed velux window to the front elevation, electric storage heater exposed beam work to ceiling and eaves storage.







Floor 0

Approximate total area⁽¹⁾

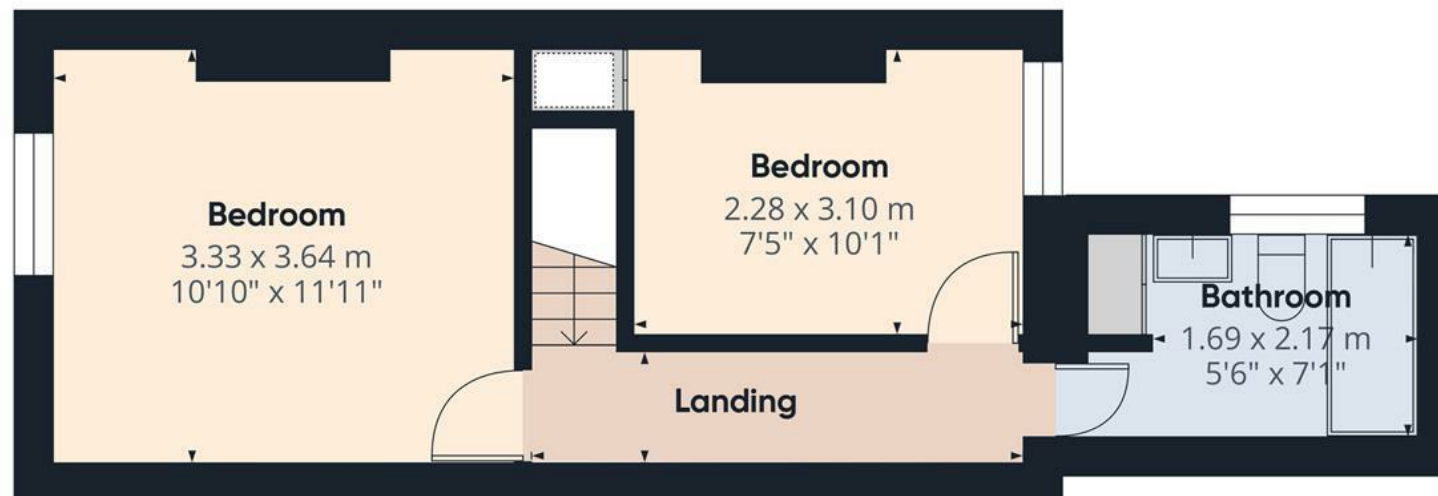
60.7 m²

653 ft²

Reduced headroom

0.7 m²

7 ft²



Floor 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.

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Approximate total area⁽¹⁾

16 m²

172 ft²

Reduced headroom

3.9 m²

42 ft²

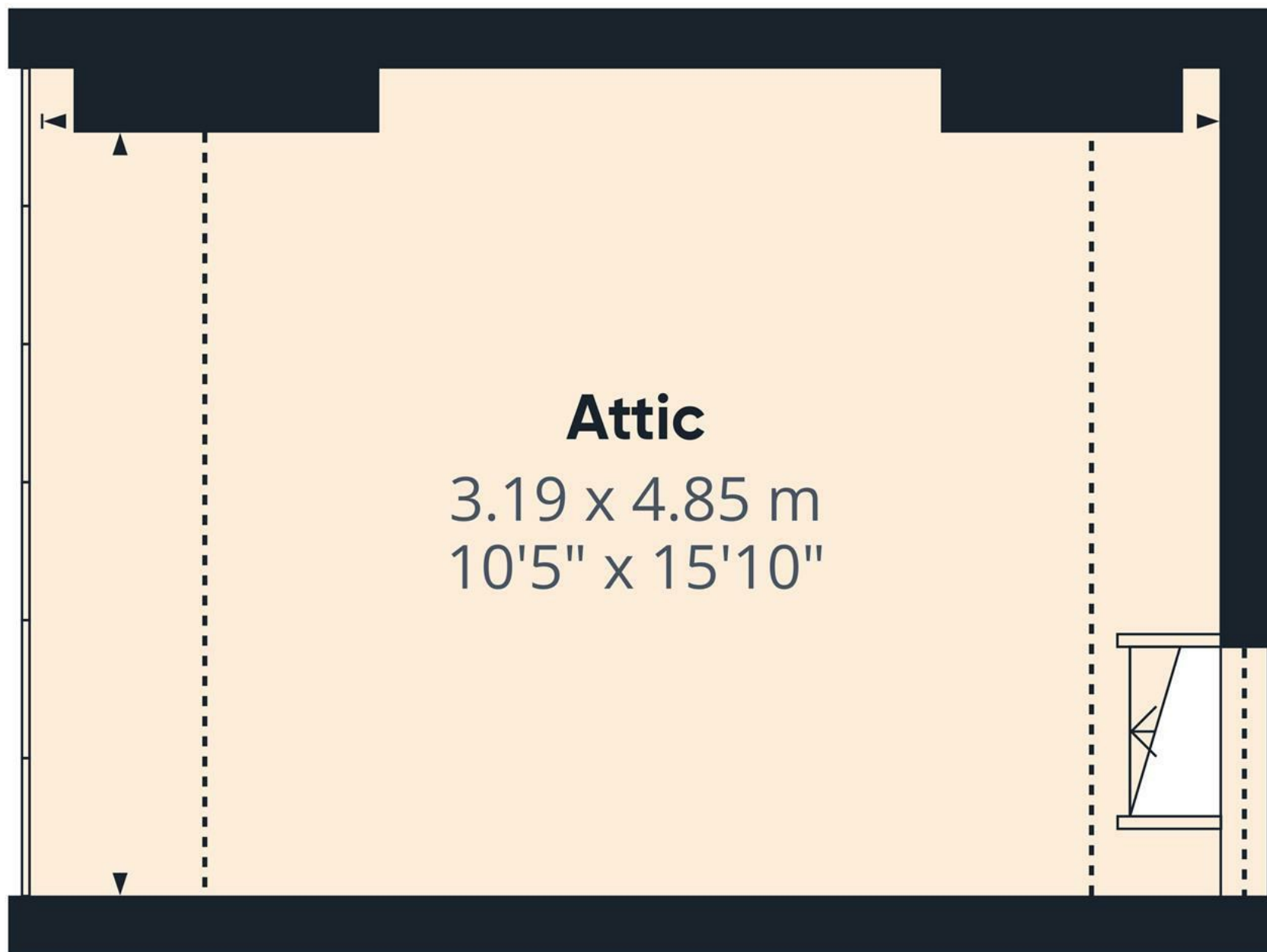
(1) Excluding balconies and terraces

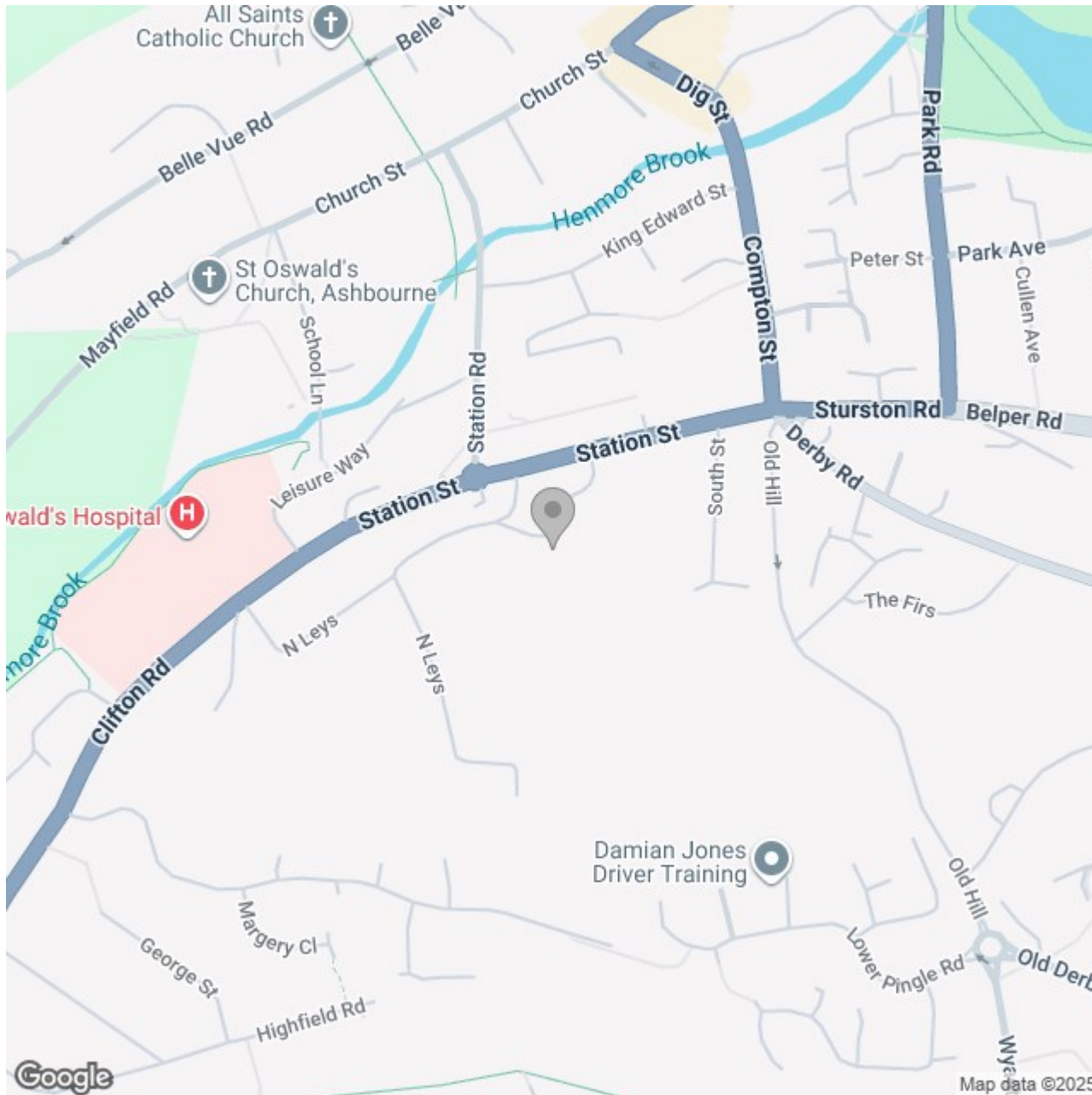
Reduced headroom

..... Below 1.5 m/5 ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 