





**** COUNTRYSIDE VIEWS **** Well presented three bedroom property available for sale with no upward chain. In brief the property offers a hall, lounge, dining kitchen, utility and cloakroom, conservatory, three bedrooms and a shower room. Ample parking to the front and a rear garden. INTERNAL VIEWING RECOMMENDED.



HALL

Entrance door into the hall with stairs to the first floor and doors to -

LOUNGE

Two radiators, upvc double glazed window to the front and a door to -

CONSERVATORY

Upvc double glazed windows and doors onto the garden, radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a Belfast style sink. Fitted oven and hob with extractor, integrated fridge freezer and dishwasher, under stairs storage cupboard, radiator and door to the hall and door to the utility.

UTILITY

Plumbing and space for a washing machine, door to the garden and door to -

CLOAKROOM

Low flush wc, upvc double glazed window and a chrome ladder style radiator.

FIRST FLOOR LANDING

Upvc double glazed window and doors to -

BEDROOM 1

Upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window, radiator and built in wardrobes.



BEDROOM 3

Upvc double glazed window, radiator and built in wardrobes.

SHOWER ROOM

Double shower, vanity sink unit with wash hand basin and storage under, low flush wc, upvc double glazed window and chrome ladder style radiator.

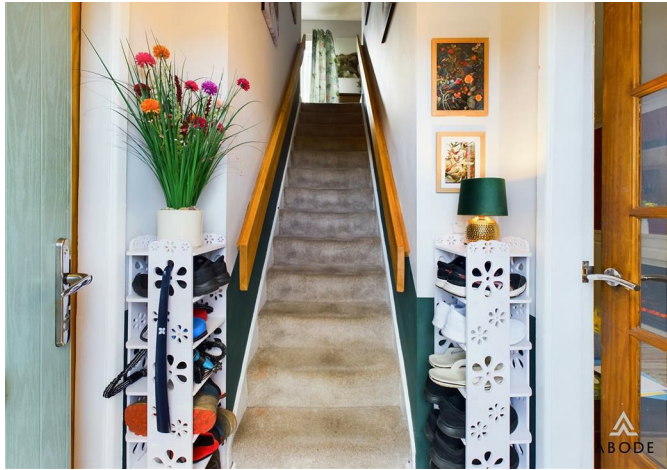
OUTSIDE

Front drive for a number of vehicles. Enclosed rear garden offering paved seating areas and a lawn. Countryside views to the front.



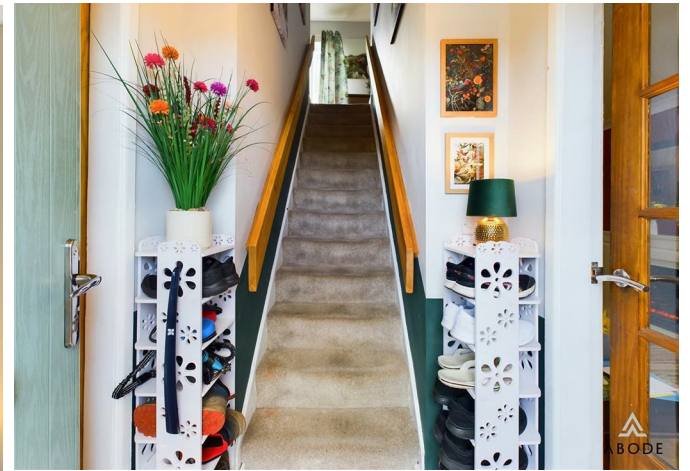


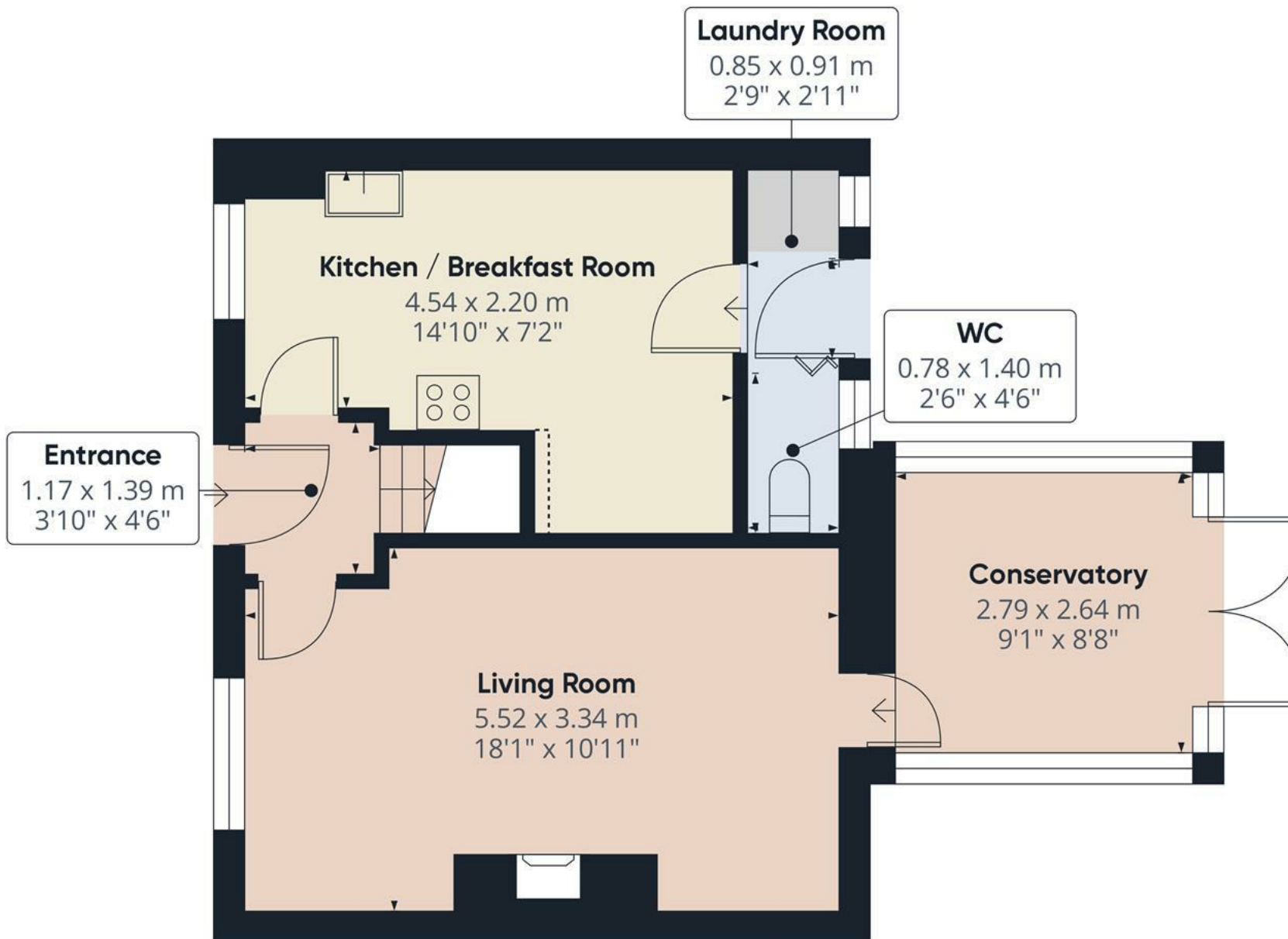












Floor 0

Approximate total area⁽¹⁾

43.39 m²

467.06 ft²

Reduced headroom

0.12 m²

1.3 ft²

(1) Excluding balconies and terraces

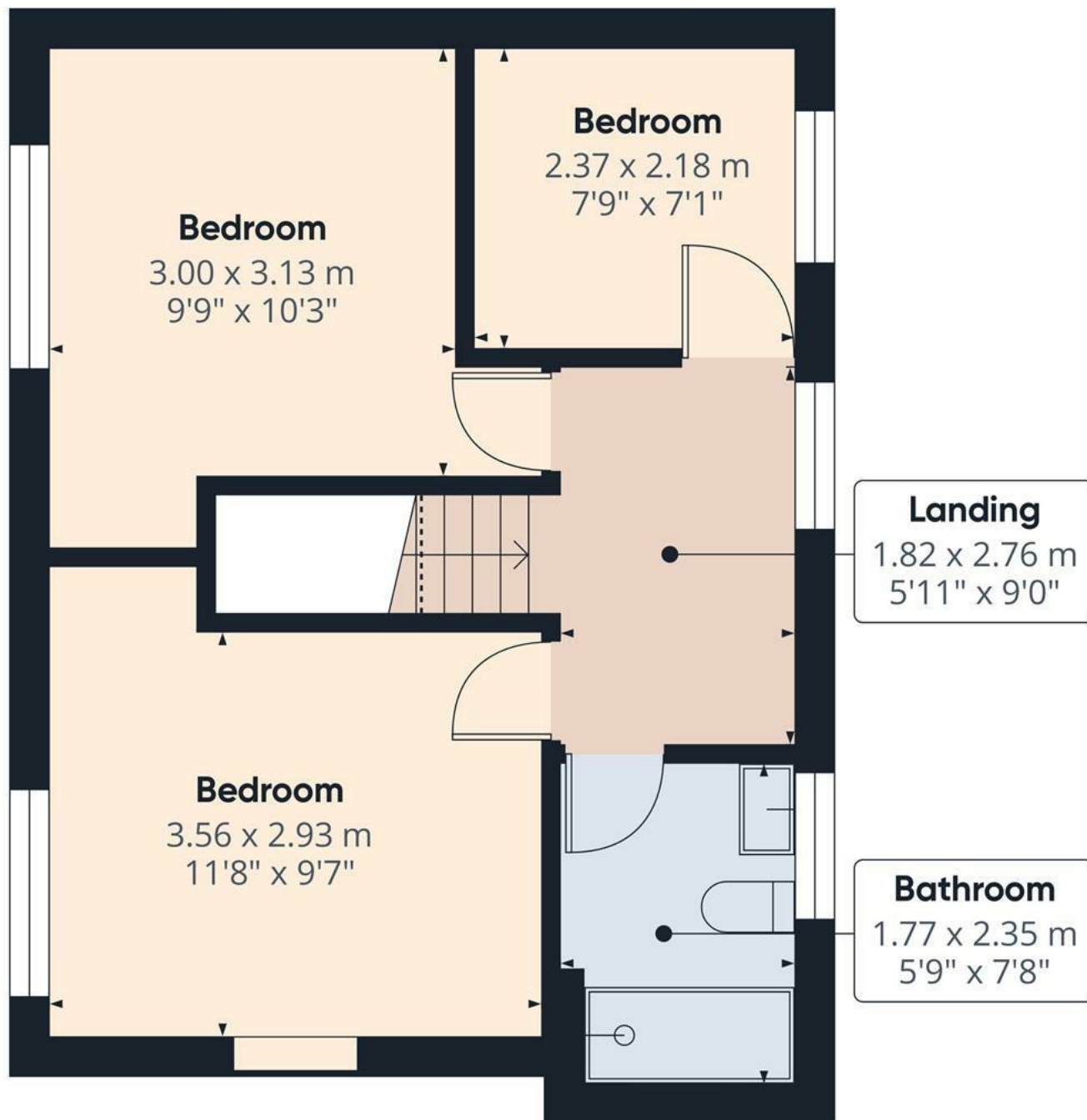
Reduced headroom

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾

36.6 m²

393.95 ft²

(1) Excluding balconies and terraces

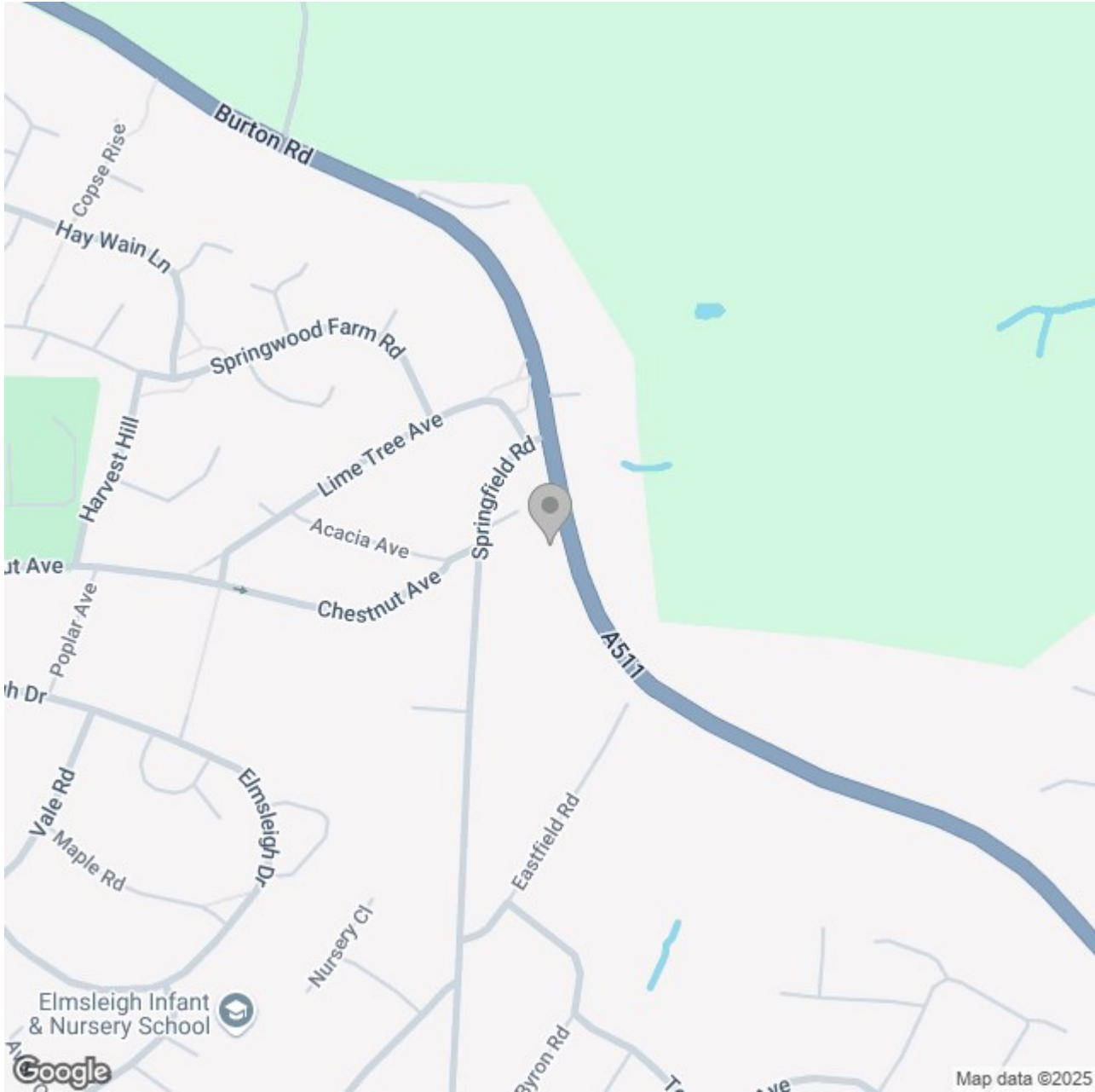
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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