





\*\*\*\* OFFERED FOR SALE  
WITH NO UPWARD  
CHAIN.\*\*\*\* PERFECT HOME  
FOR A FIRST TIME BUYER  
\*\*\*\* This is a lovely semi  
detached home in a  
convenient location  
benefitting from upvc  
double glazing and a gas  
central heating system. In  
brief the property offers a  
lounge diner, kitchen and a  
bathroom room. Two first  
floor double bedrooms and  
an enclosed garden.



## LOUNGE DINER

Upvc double glazed entrance door into the lounge diner, upvc double glazed windows to the front and rear elevations, radiator and a door to the stairs.

## KITCHEN

Sink and drainer unit, appliance spaces, work surfaces, upvc double glazed window to the side and door to the lobby.

## LOBBY

Storage cupboards and door to the garden.

## BATHROOM

Panel enclosed bath, wash hand basin, low flush wc, upvc double glazed window and radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM

Upvc double glazed window and a radiator.

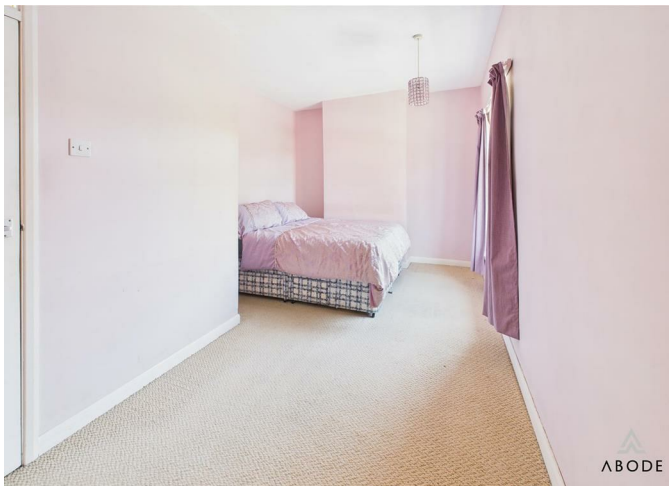
## BEDROOM

Upvc double glazed windows, cupboard and a radiator.

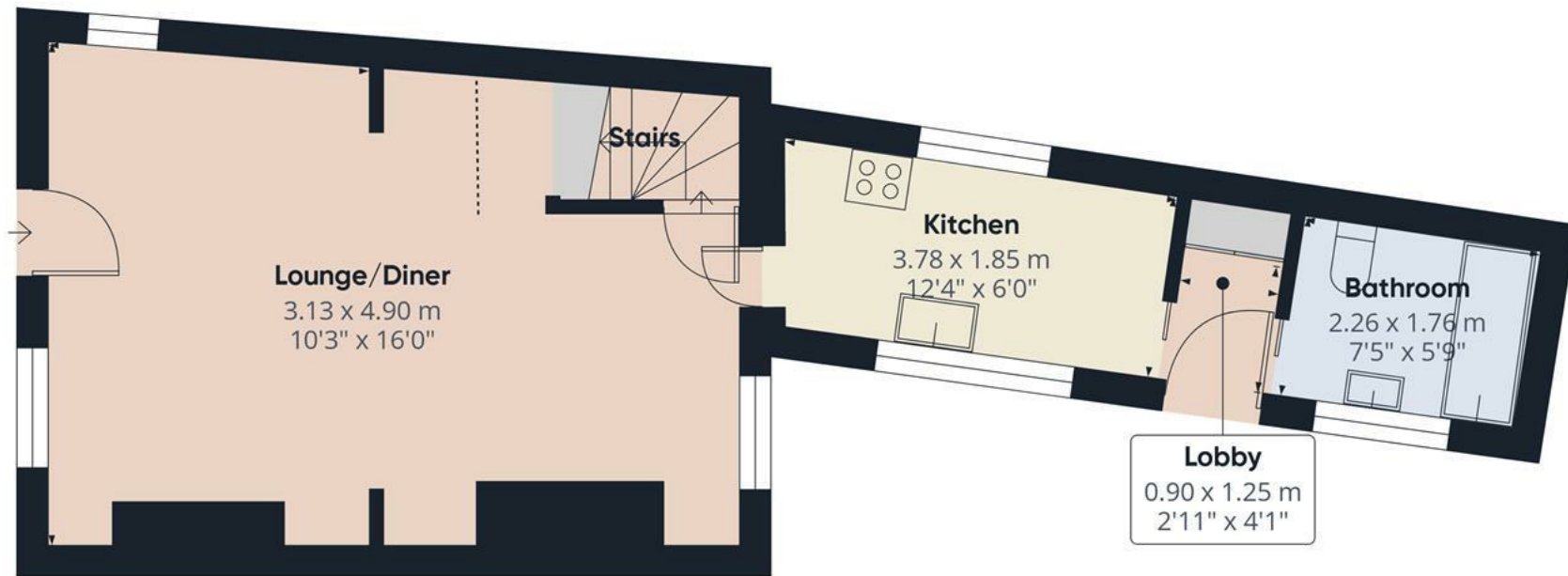
## OUTSIDE

Paved and pebble seating areas and two outbuildings.









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

40.4 m<sup>2</sup>  
434 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
8 ft<sup>2</sup>

(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.

**GIRAFFE360**



Approximate total area<sup>(1)</sup>  
25.4 m<sup>2</sup>  
274 ft<sup>2</sup>

(1) Excluding balconies and terraces

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**Landing**  
0.85 x 2.05 m  
2'9" x 6'8"

**Bedroom**  
3.02 x 4.89 m  
9'10" x 16'0"

**Bedroom**  
3.33 x 3.34 m  
10'10" x 10'11"

Floor 1

