



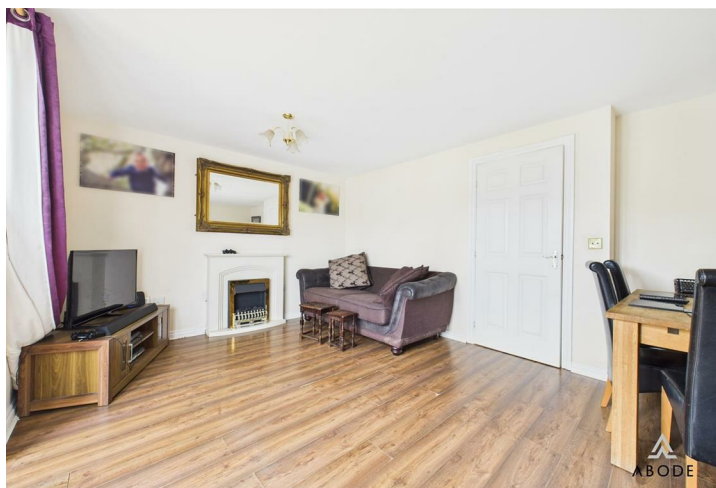


Abode are delighted to offer this modern three-bedroom mid-townhouse, available under the Shared Ownership scheme (on 25% ownership). Situated on a modern development this home presents an excellent opportunity for prospective buyers.

The property features a canopy porch above the entrance door, opening into a welcoming hallway with access to a guest cloakroom/WC. The contemporary fitted kitchen boasts a range of stylish wall and base units, along with ample storage drawers. To the rear, a spacious open-plan living/dining room benefits from double-glazed French doors that open onto the well-maintained rear garden.

Upstairs, there are three generously sized bedrooms and a modern family bathroom fitted with a three-piece suite. Outside, the home offers a driveway providing off-road parking and a private rear garden complete with a lawn and garden shed.

Early viewing is strongly recommended to avoid missing out on this fantastic opportunity.



Hall

Accessed via a composite glazed front entrance door, the hallway features a staircase rising to the first-floor landing, a smoke alarm, central heating radiator, consumer unit, wall-mounted thermostat, and a useful built-in utilities cupboard. An additional built-in storage cupboard provides extra space, and an external door offers further access to the property.

Kitchen

Fitted with a uPVC double glazed window to the front elevation, the kitchen features a comprehensive range of matching base and eye-level storage cupboards and drawers, complemented by granite-effect preparation work surfaces. Integrated appliances include a stainless steel sink and drainer unit with mixer tap, a four-ring stainless steel gas hob with coordinating extractor hood and grill. There is also space and plumbing for additional freestanding and under-counter white goods.

Cloaks/W.C.

Fitted with a low-level WC with continental flush, pedestal wash basin with tiled splashback, central heating radiator and extractor fan.

Lounge/Diner

A spacious reception area featuring a set of uPVC double glazed French doors with adjoining glazed side panels opening to the rear garden. The room is centred around an electric fireplace and includes a TV point, telephone point, and central heating radiator.



Landing

Providing access to the loft via a loft hatch, with a central heating radiator and internal doors leading to:

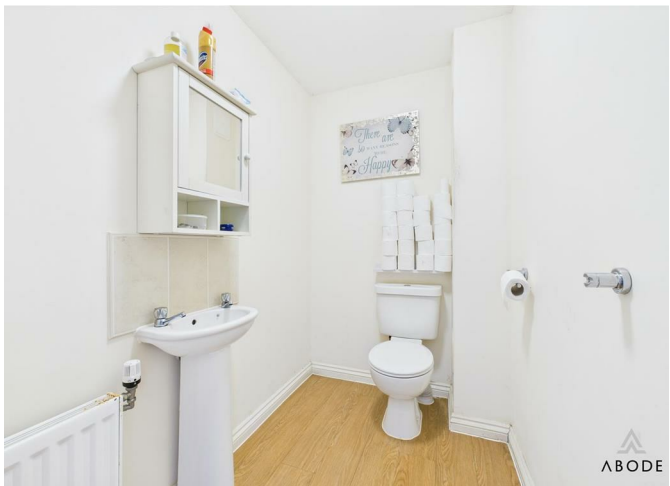
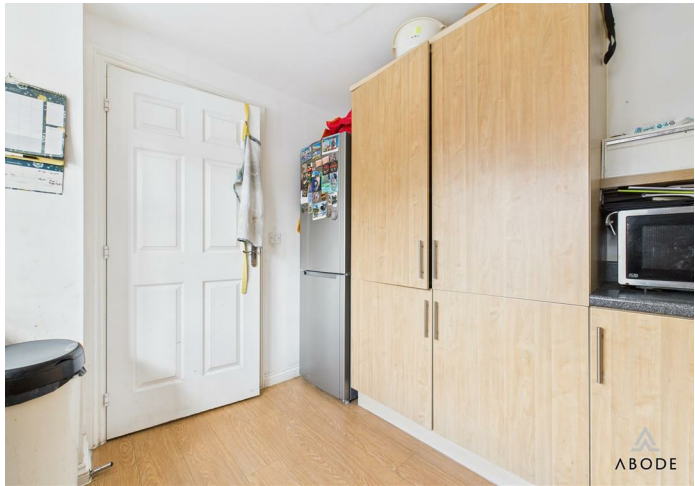
Bedroom One

Featuring a uPVC double glazed window to the front elevation, central heating radiator, hanging rail, open shelving, and a telephone point.

Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, thermostat and TV aerial point.







Bedroom Three

With a uPVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

A family bathroom fitted with a three-piece suite comprising a low-level WC, wash basin with tiled splashback, and a Jacuzzi bath with built-in rainwater showerhead and sliding glass screens. Also includes a central heating radiator and extractor fan.

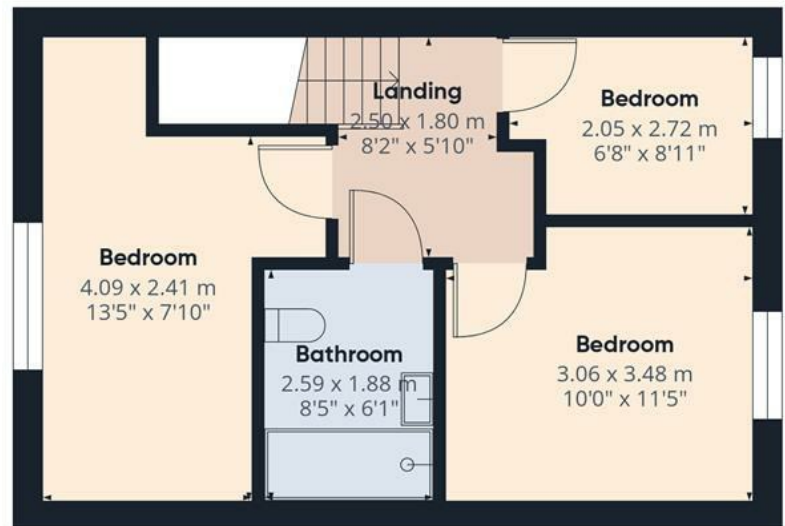






Floor 0

Approximate total area⁽¹⁾
77 m²
829 ft²



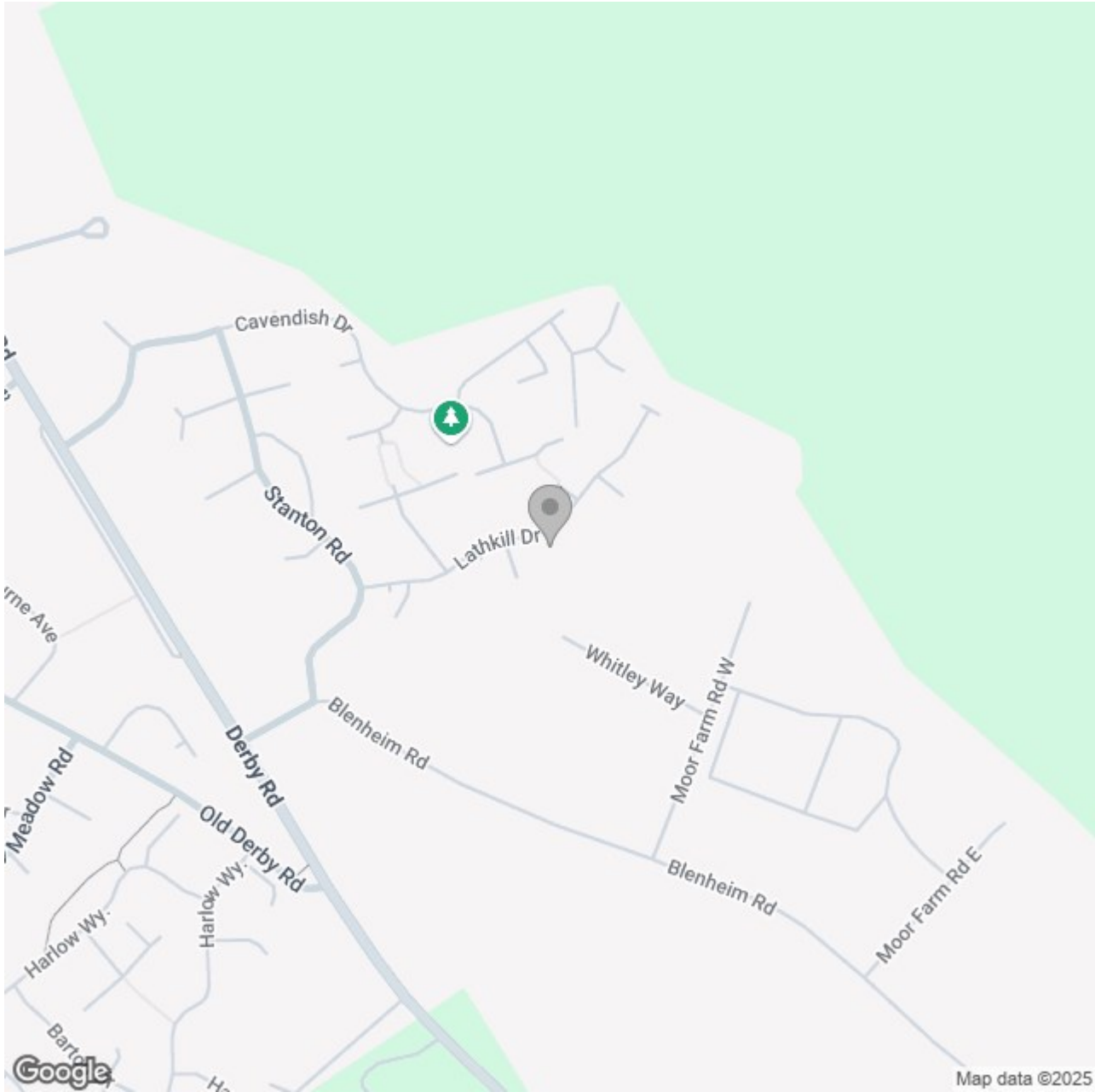
Floor 1

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(69-80) C		
(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 