





**** FITTED LIFT INCLUDED IN THE SALE

****A SEMI DETACHED PROPERTY WITH
PLENTY OF POTENTIAL ** NO UPWARD
CHAIN****

This two-bedroom semi-detached home offers a great opportunity for those looking to put their own stamp on a property. The home also features an enclosed garden to the rear.

Inside, the accommodation includes a living room, a good-sized kitchen, and both a wet room and a separate bathroom. The property also benefits from double glazing and gas central heating. While it is in need of some modernisation, it provides a solid foundation for a comfortable home.

Situated in a convenient location, this property offers easy access to local amenities and transport links.

Viewings are recommended



LOUNGE

Feature fireplace, upvc double glazed window and a radiator.

INNER HALL

Stairs to the first floor, upvc double glazed window to the side and a door to the kitchen.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Appliance spaces, hatch and lift to the first floor, upvc double glazed window to the side and a door to the garden.

WETROOM

Shower, low flush wc, wash hand basin and upvc double glazed window.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Upvc double glazed window to the front and a radiator.

BEDROOM 2

Hatch and lift down to the kitchen, upvc double glazed window and a radiator.

BATHROOM

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

OUTSIDE

Rear garden with outbuilding.



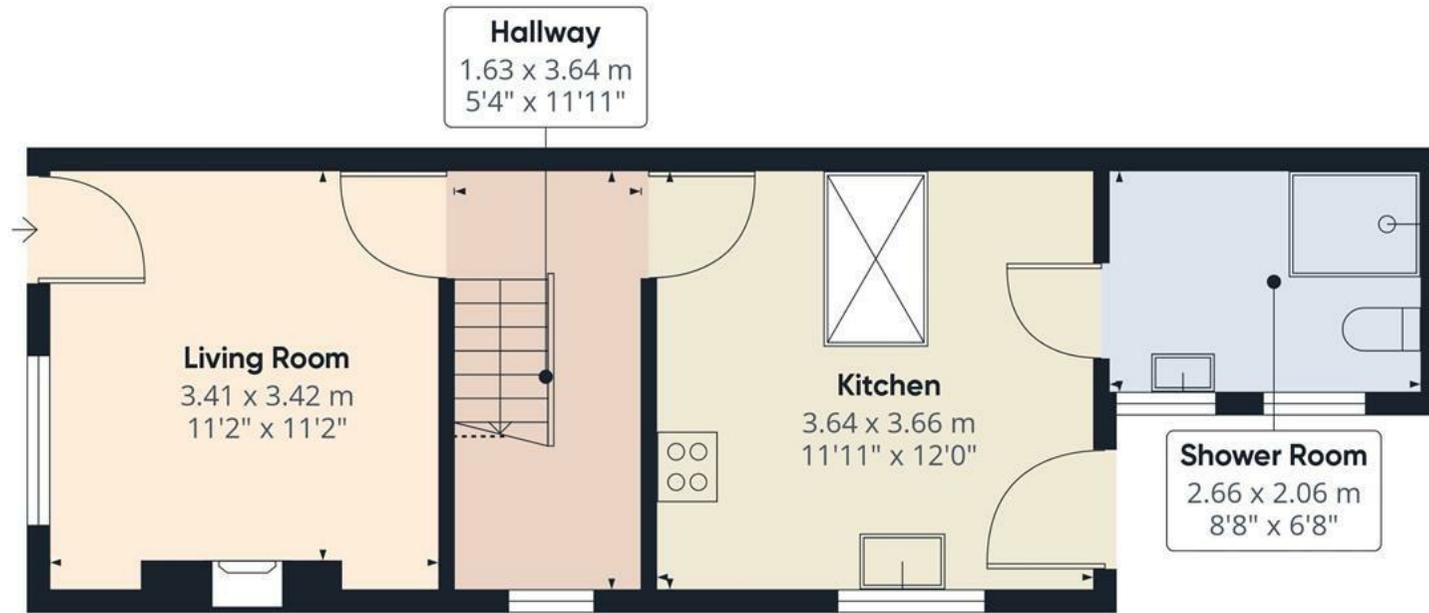




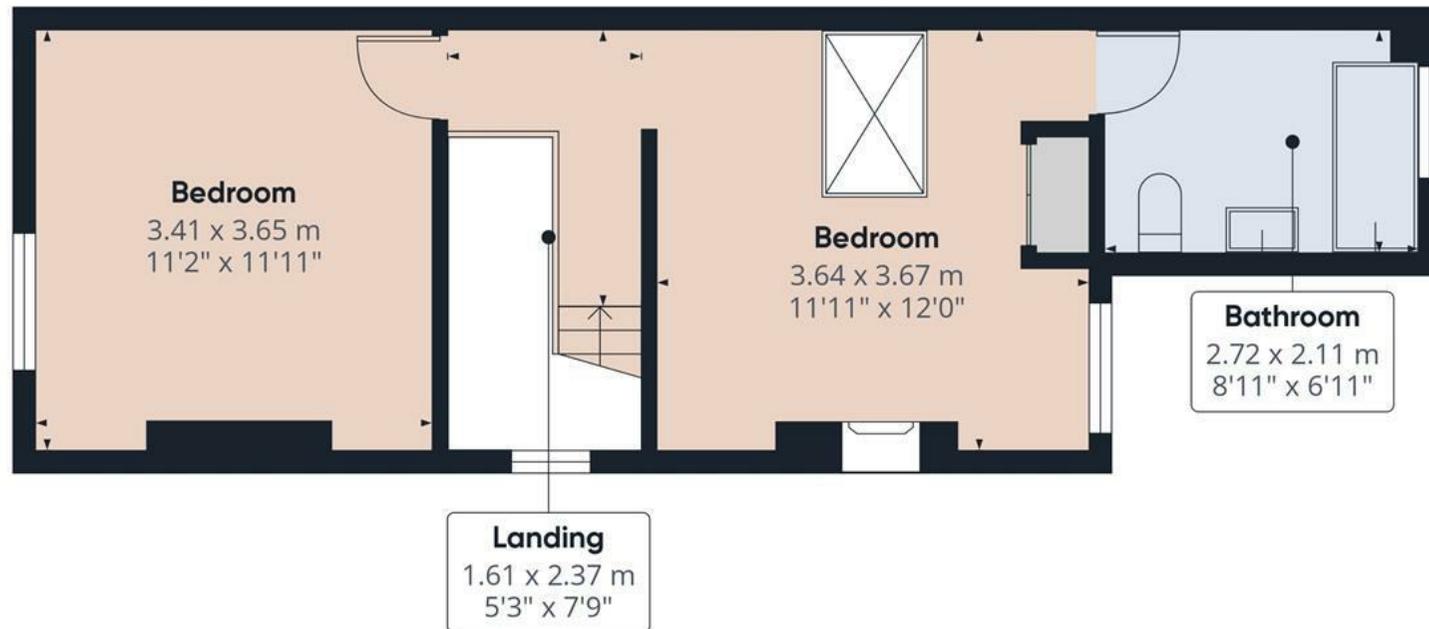








Floor 0



Floor 1

Approximate total area⁽¹⁾

69.33 m²

746.25 ft²

Reduced headroom

0.86 m²

9.3 ft²

(1) Excluding balconies and terraces

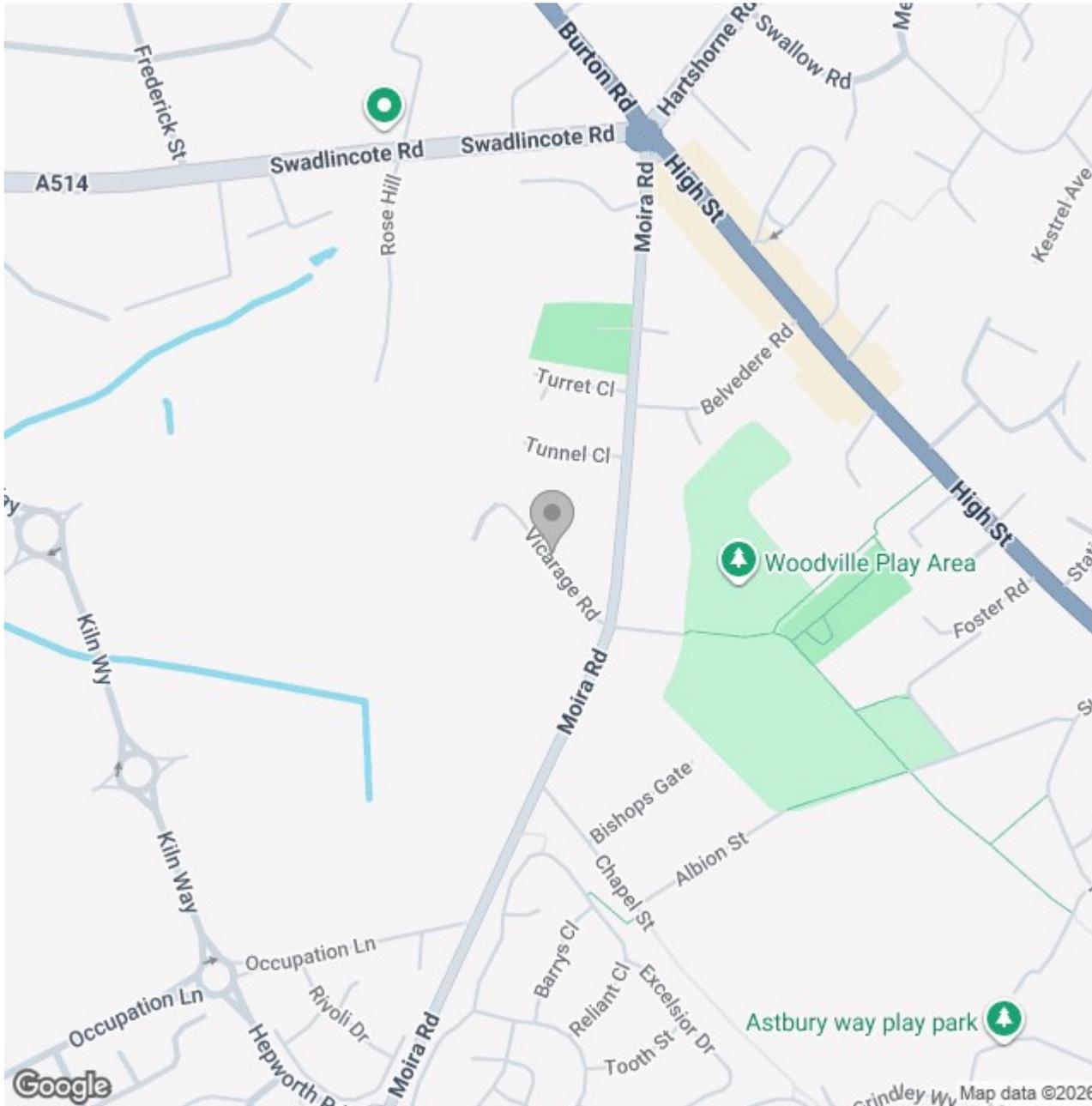
Reduced headroom

..... 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	