







\*\*\*\* PERFECT THREE BEROOM HOME  
 \*\*\*\* SOLD WITH NO UPWARD CHAIN  
 \*\*\*\* Modern three storey property offering a hall and guest cloakroom, lounge with doors onto the garden, fitted dining kitchen, Three bedrooms, en suite shower room and a family bathroom. Side drive, single garage and an enclosed garden.



## HALL

Entrance door into the hall with stairs to the first floor and radiator.

## CLOAKROOM

Low flush wc, wash hand basin.

## KITCHEN DINER

Fitted units with work surfaces and a sink and drainer unit. Fitted oven and hob, radiator and upvc double glazed window.

## LOUNGE

Radiator and upvc double glazed doors onto the garden.

## FIRST FLOOR LANDING

Stairs to the second floor and doors to -

## BEDROOM

Upvc double glazed window and radiator.

## BEDROOM

Upvc double glazed window and radiator.

## BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator.

## SECOND FLOOR

### MASTER BEDROOM

Sky light windows, radiators, cupboard and door to -

### EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Side drive and a single garage. Enclosed rear garden with patio and lawn.









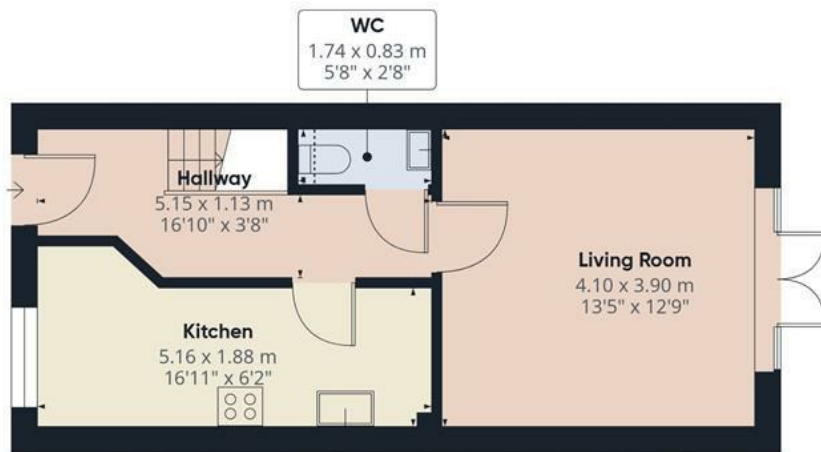




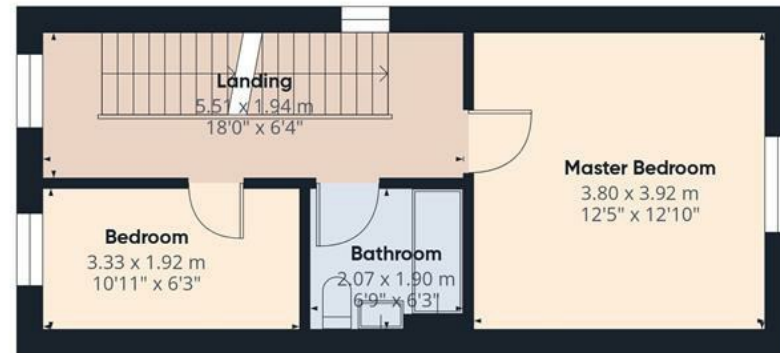








Floor 0



Floor 1



Floor 2

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

95.7 m<sup>2</sup>

1030 ft<sup>2</sup>

**Reduced headroom**

6.2 m<sup>2</sup>

67 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

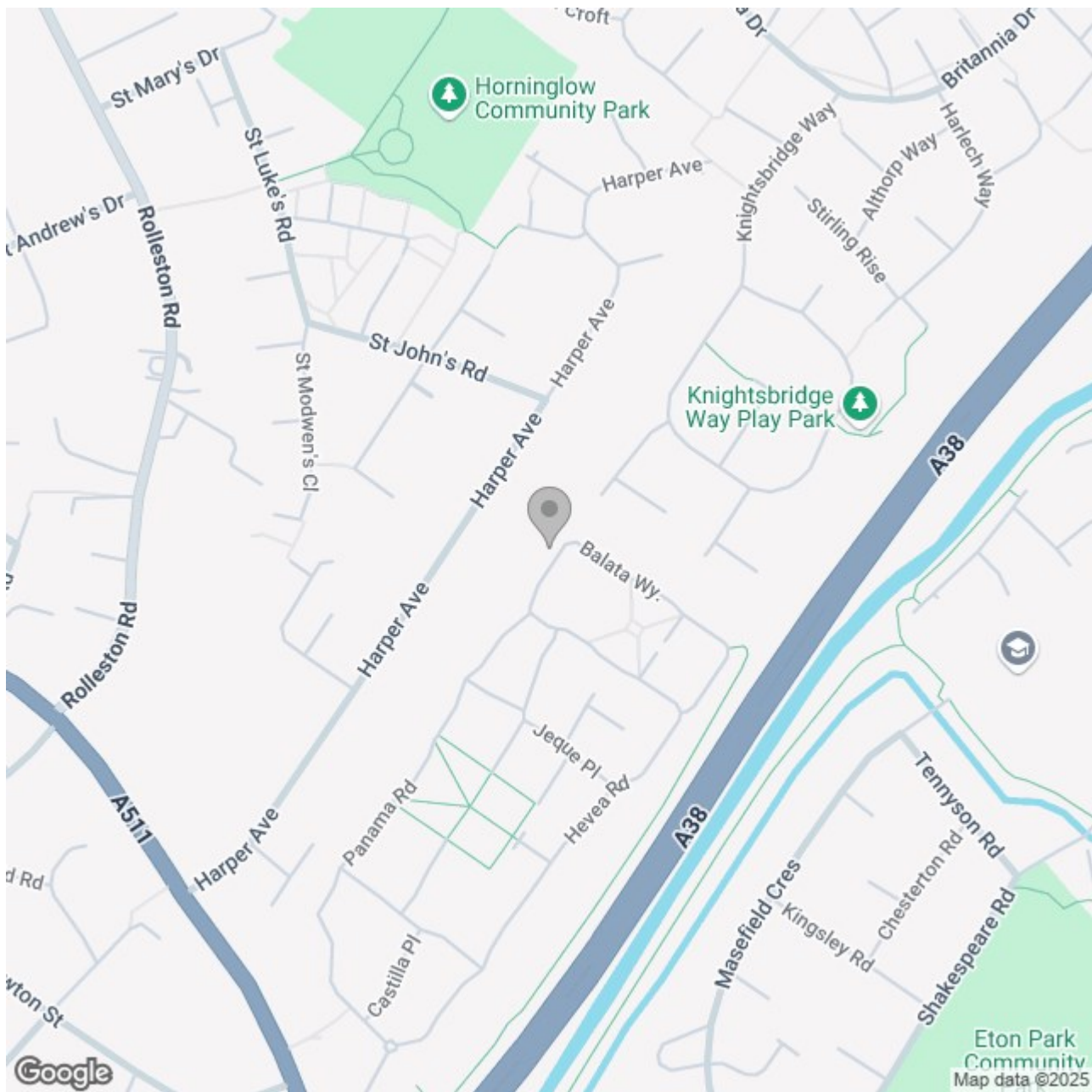
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC