





**** IMMACULATE SEMI
DETACHED PROPERTY WITH
LANDSCAPED GARDEN ****

This is a well presented property offering a lounge and dining kitchen, two bedrooms and a bathroom. Master bedroom with secret walk in wardrobe. Front and rear gardens, drive and a garage, the garage door has been changed for a window ready to be converted into a room. INTERNAL VIEWING A MUST



LOUNGE

Upvc double glazed window to the front, radiator, wood effect flooring, stairs to the first floor, under stairs storage cupboard, door to the garage and kitchen diner.

KITCHEN DINER

Fitted units with solid wood work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, plumbing and space for a washing machine, radiator and upvc double glazed window and doors onto the garden.

GARAGE/ROOM

The garage door has been replaced for a window, this could be put back. Door onto the garden.

FIRST FLOOR LANDING

Doors to -



BEDROOM 1

Upvc double glazed window to the front and a radiator. Feature wall with hidden push door into a walk-in wardrobe.

BEDROOM 2

Upvc double glazed window to the rear and a radiator.







BATHROOM

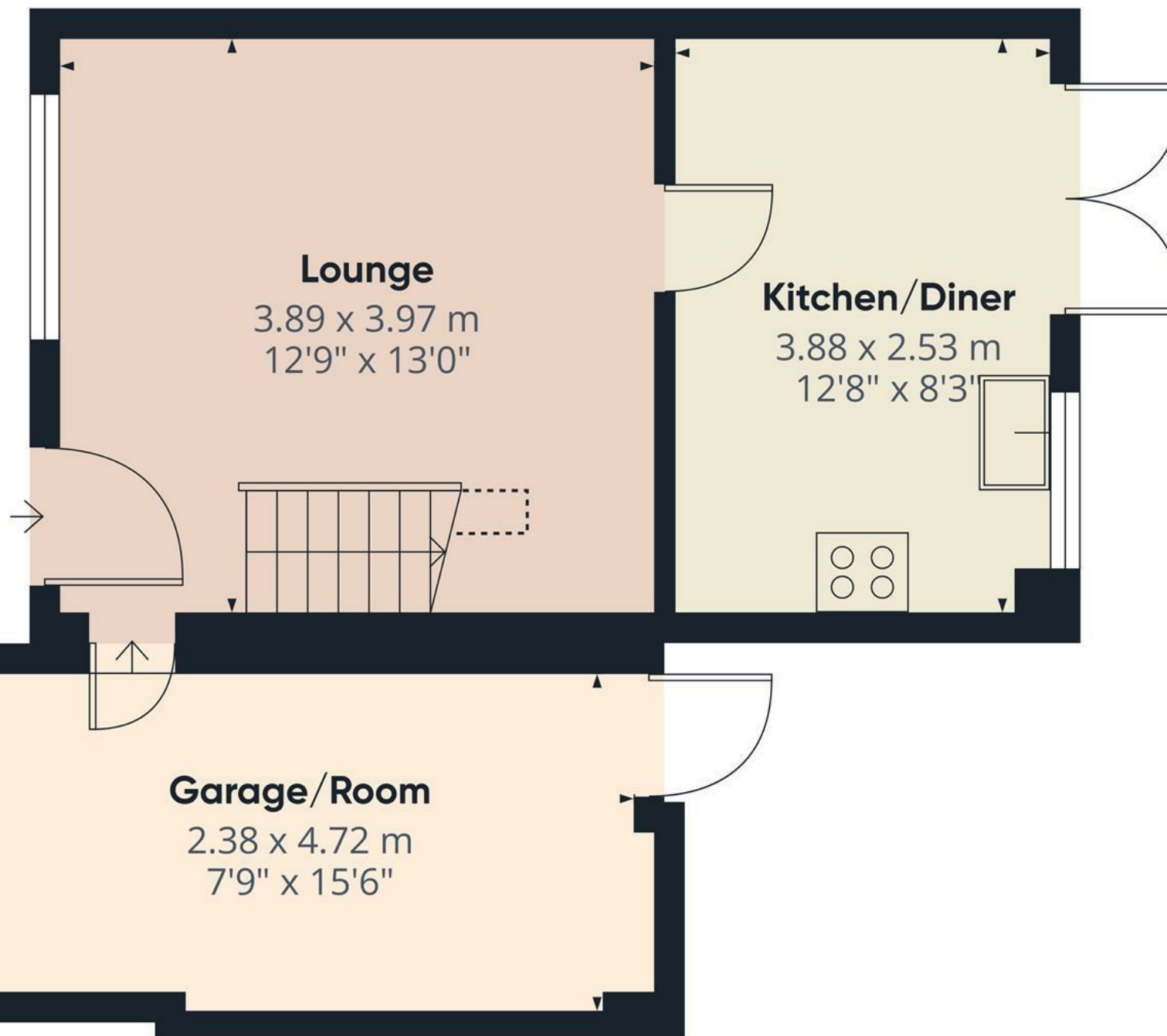
Panel enclosed bath with a shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Front lawn and a drive. Enclosed rear gardens with patio areas and a lawn.







Approximate total area⁽¹⁾

36.9 m²

398 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

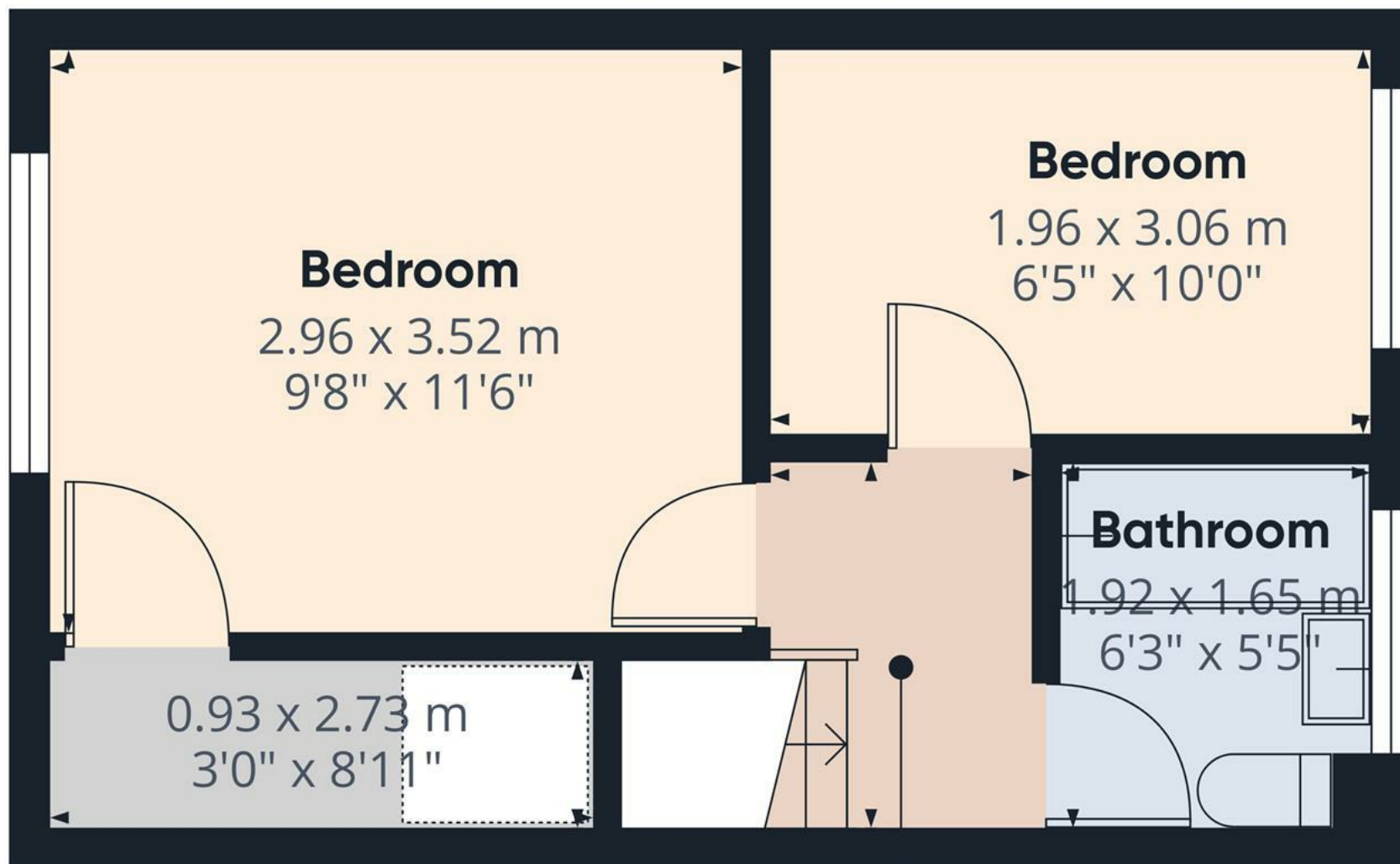
Reduced headroom

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

Floor 0



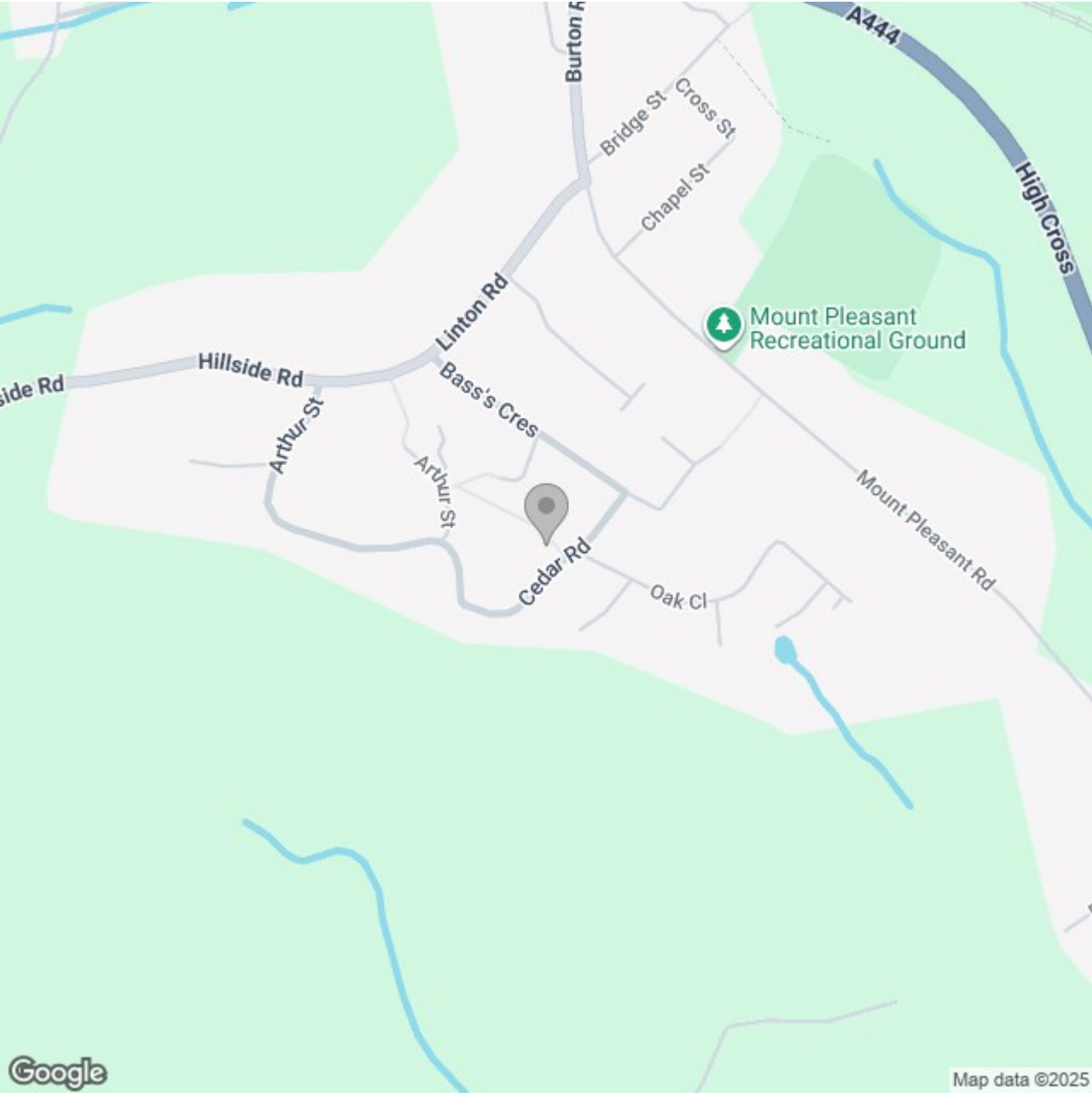
Approximate total area⁽¹⁾
23.4 m²
252 ft²

(1) Excluding balconies and terraces

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

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC