





\*\*\* IMPRESSIVE GARDEN AND A  
DETACHED GARAGE \*\*\*\* Well presented  
semi detached property offering a guest  
cloakroom, lounge and fitted dining  
kitchen with doors onto the garden.  
Three bedrooms and family bathroom.  
Ample parking, single garage and a  
good size rear garden. INTERNAL  
VIEWING IS HIGHLY RECOMMENDED.



## HALL

Side entrance door into the hall with stairs to the first floor, door to the lounge end and open into the kitchen diner.

## CLOAKROOM

Low flush wc and wash hand basin.

## LOUNGE

Feature fireplace, radiator and upvc double glazed window to the front.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink unit. Fitted electric oven and gas hob, plumbing and space for washing machine and dishwasher. Under stairs storage cupboard, radiator and window and doors onto the garden.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window and radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.

## BATHROOM

Bathroom with a shower over, wash hand basin, low flush wc, chrome heated towel radiator and upvc double glazed window.

## OUTSIDE

Patio area, good size lawn, single garage and ample parking.





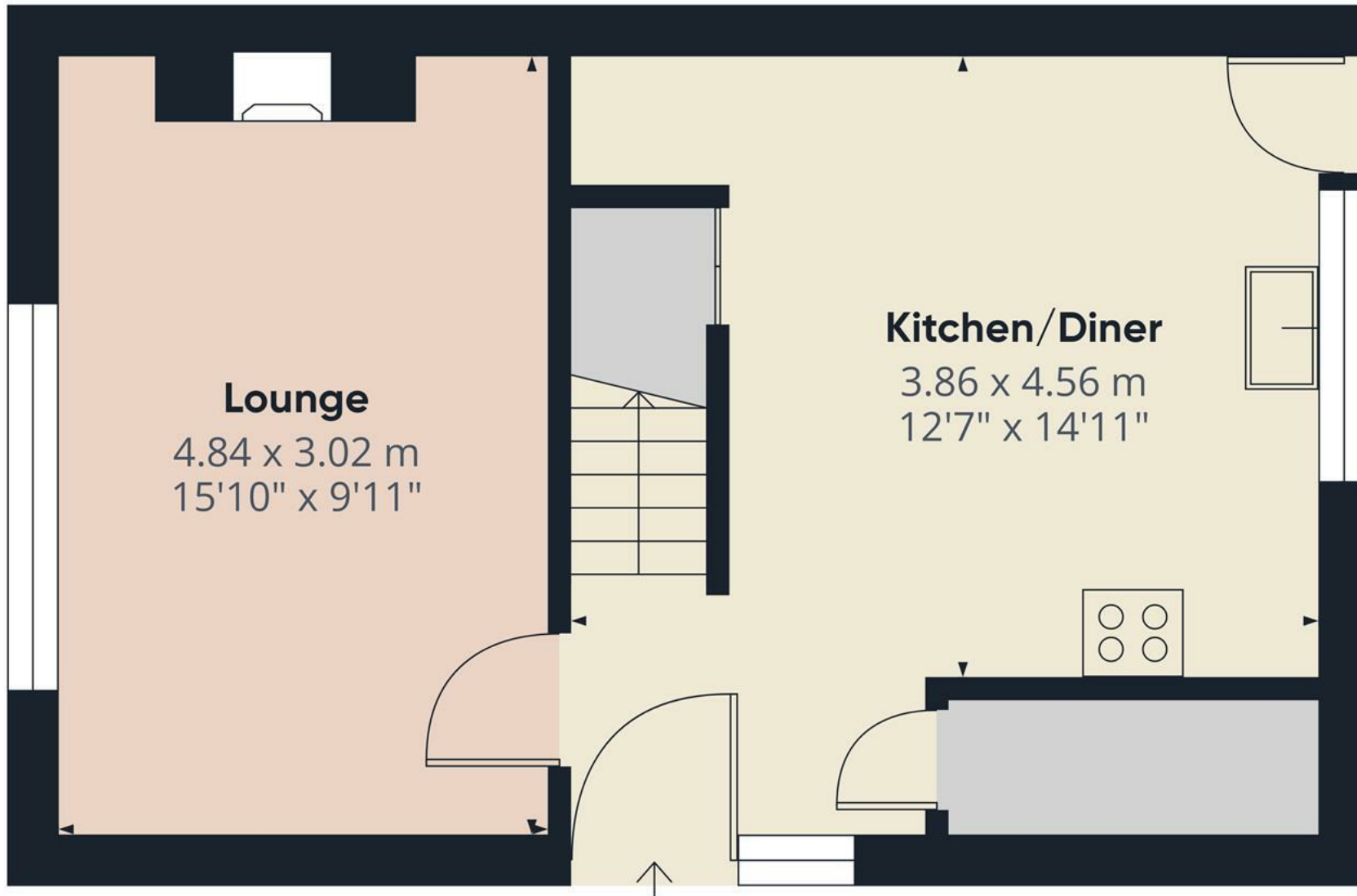












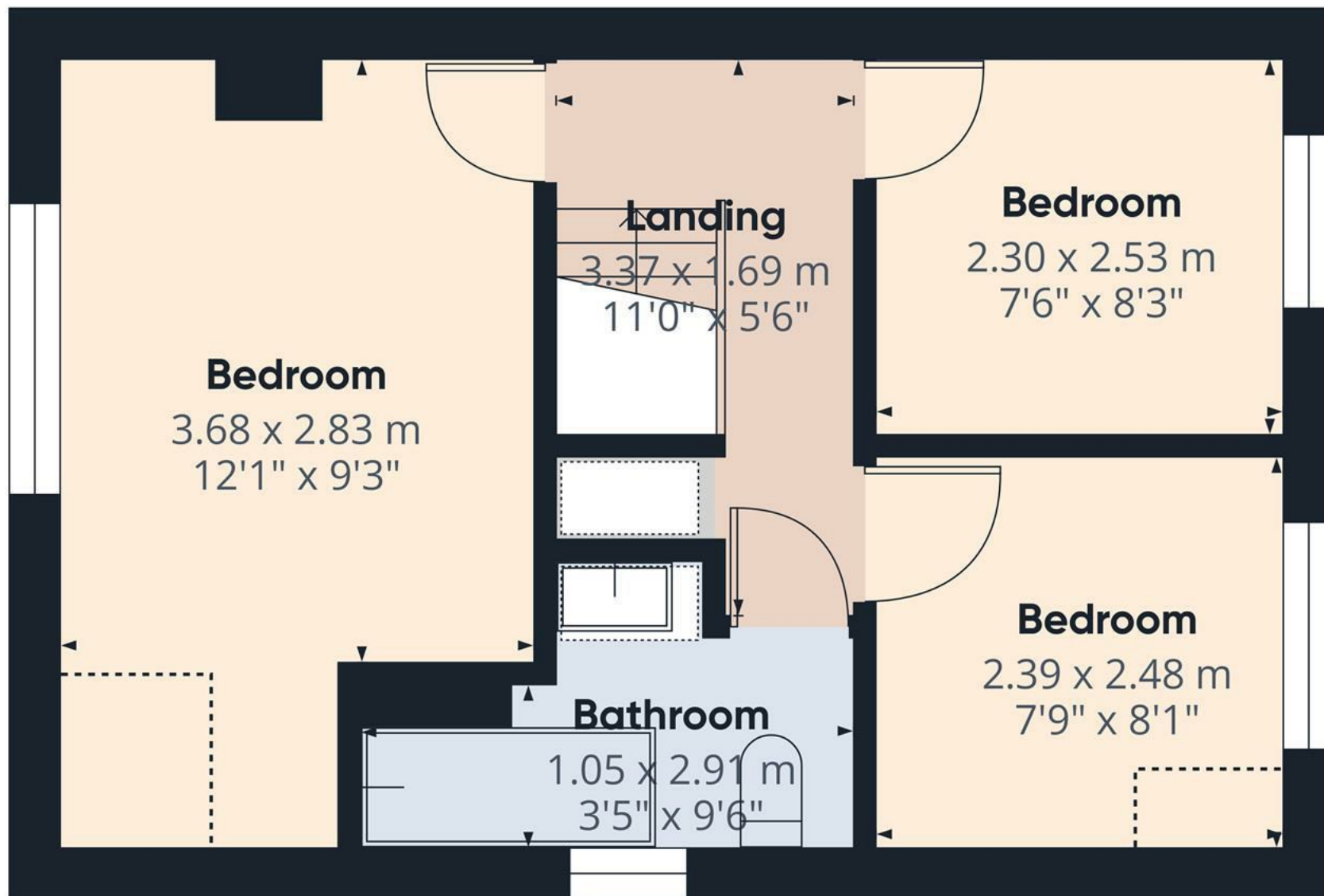
Floor 0

Approximate total area<sup>(1)</sup>  
36.3 m<sup>2</sup>  
391 ft<sup>2</sup>

(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

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

30.9 m<sup>2</sup>

333 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

15 ft<sup>2</sup>

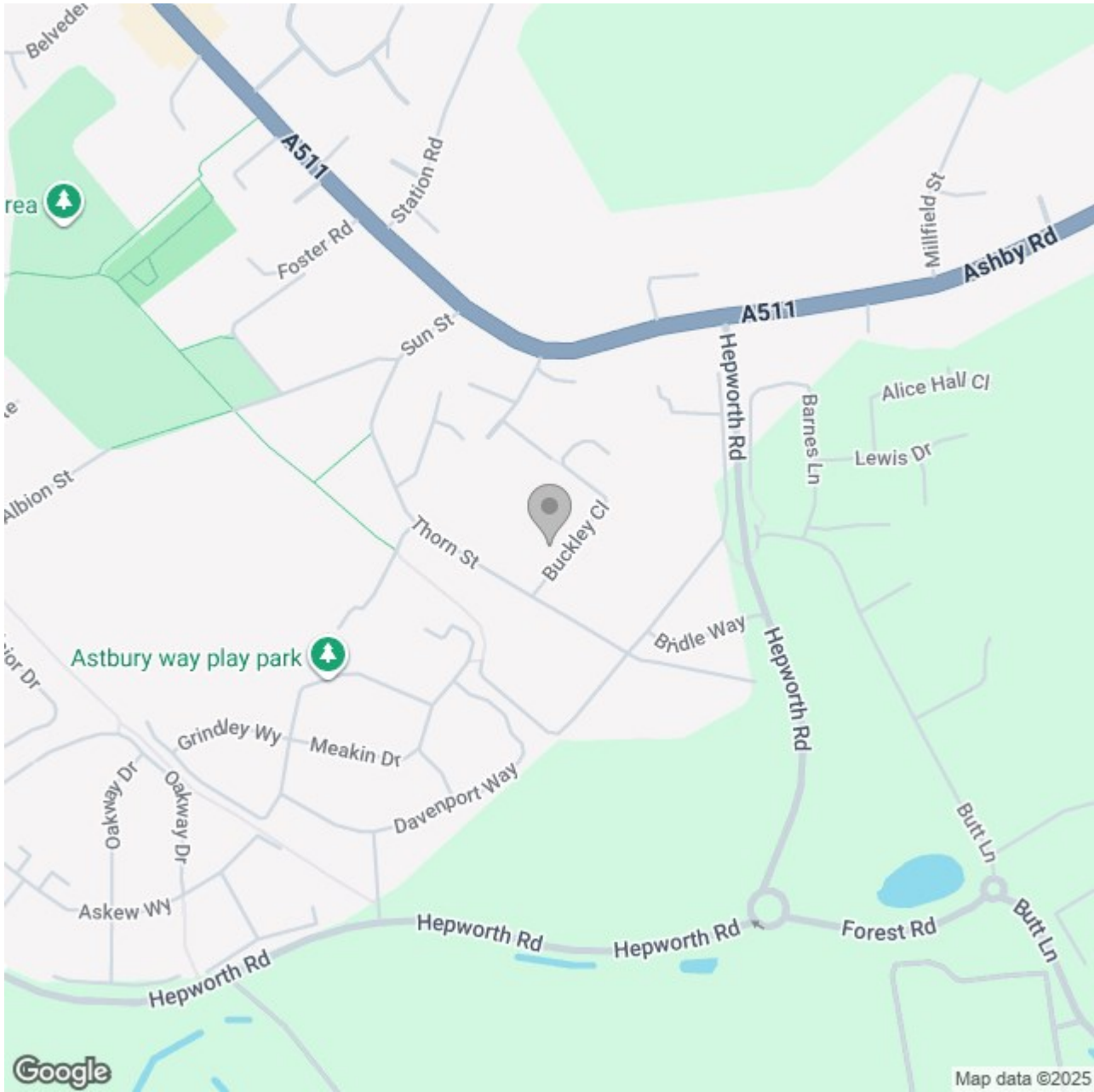
(1) Excluding balconies and terraces

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>                            |           | <b>87</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>49</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive 2002/91/EC