





The Valerian offers charming family space ideal for first-time buyers or those looking for a more manageable modern home. The property offers an open-plan kitchen and dining room with French doors to rear garden. Bay window to kitchen, integrated kitchen appliances, front-facing living room and a cloakroom. Three bedrooms, en suite to bedroom 1, contemporary family bathroom, sanitaryware to bathrooms, 10-year warranty and insurance protection.



HALL

CLOAKROOM

LOUNGE

11'10" x 13'3"

KITCHEN DINER

15'3" x 14'0"

FIRST FLOOR LANDING

BEDROOM 1

11'10" (max) x 11'8" (max)

EN SUITE

BEDROOM 2

7'0" x 11'5"

BEDROOM 3

7'11" (max) x 11'6" (max)

BATHROOM

NOTE

management/estate charge £157 estimated.





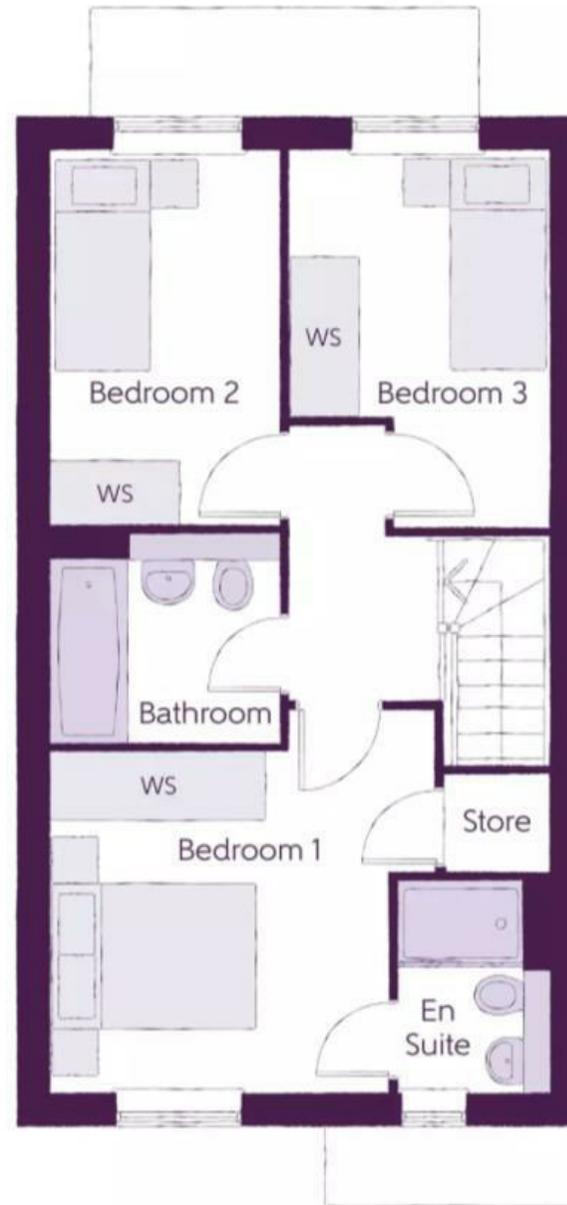




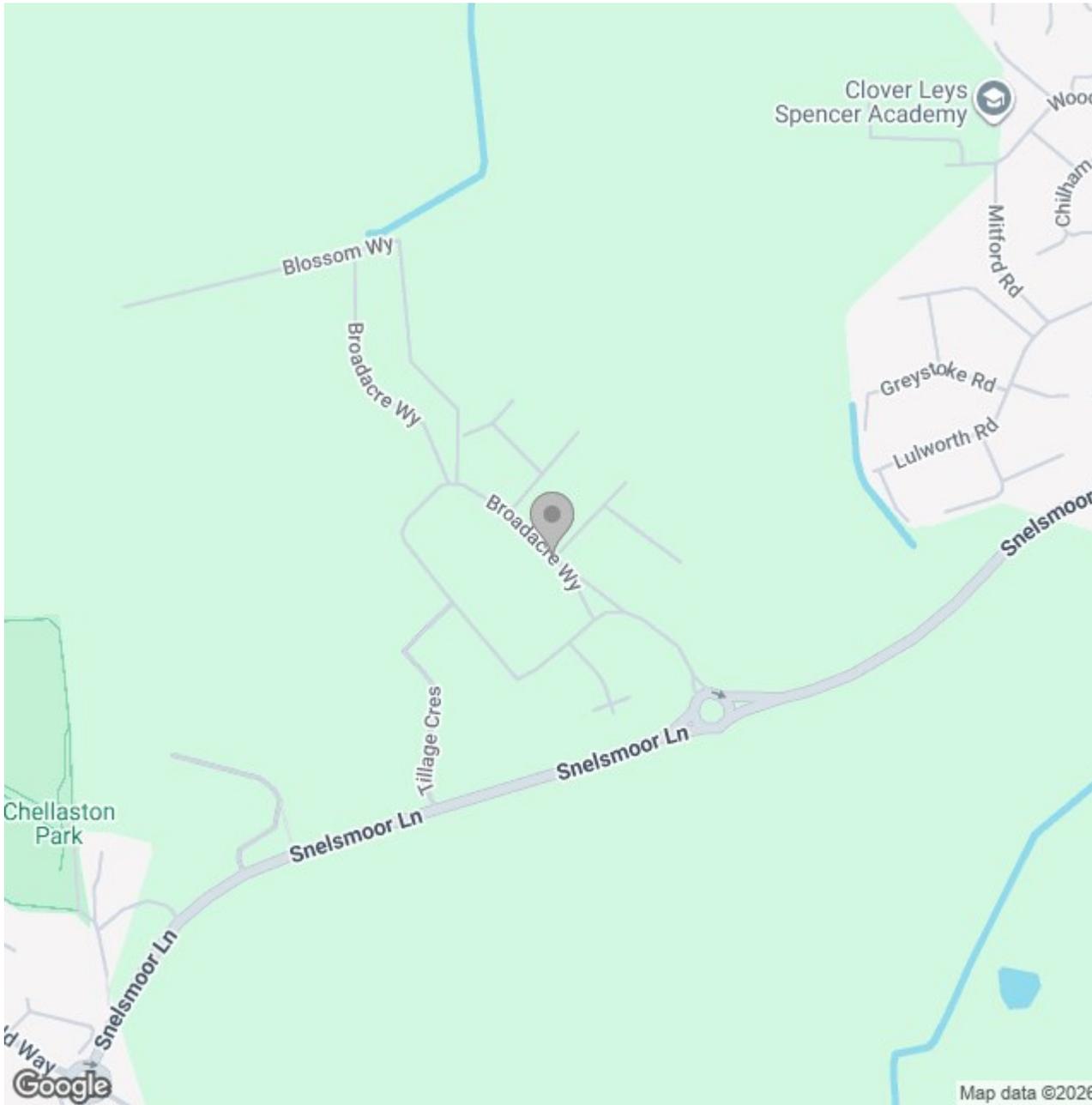












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	