





**\*\*\*\* MODERNISED  
PROPERTY WITH PARKING  
AND A GARAGE \*\*\*\***  
Stunning property in  
immaculate condition  
offering a dining room,  
lounge and re-fitted kitchen  
with utility area and a new  
fitted bathroom. Two double  
bedrooms, enclosed garden  
and rear parking with an  
oversized garage. The  
property is sold with no  
upward chain and must be  
viewed to be appreciated.



## DINING ROOM

New entrance door into the dining room with upvc double glazed window to the front, radiator and new wood effect flooring.

## LOUNGE

Upvc double glazed window to the rear, radiators, new wood effect flooring, door to the stairs and door to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Spaces for a cooker, washing machine and fridge freezer. Upvc double glazed window to the side and doorway to the lobby.

## REAR LOBBY

Space for a tumble dryer and new door to the garden.

## BATHROOM

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

## FIRST FLOOR LANDING

Doors to -

## BEDROOM

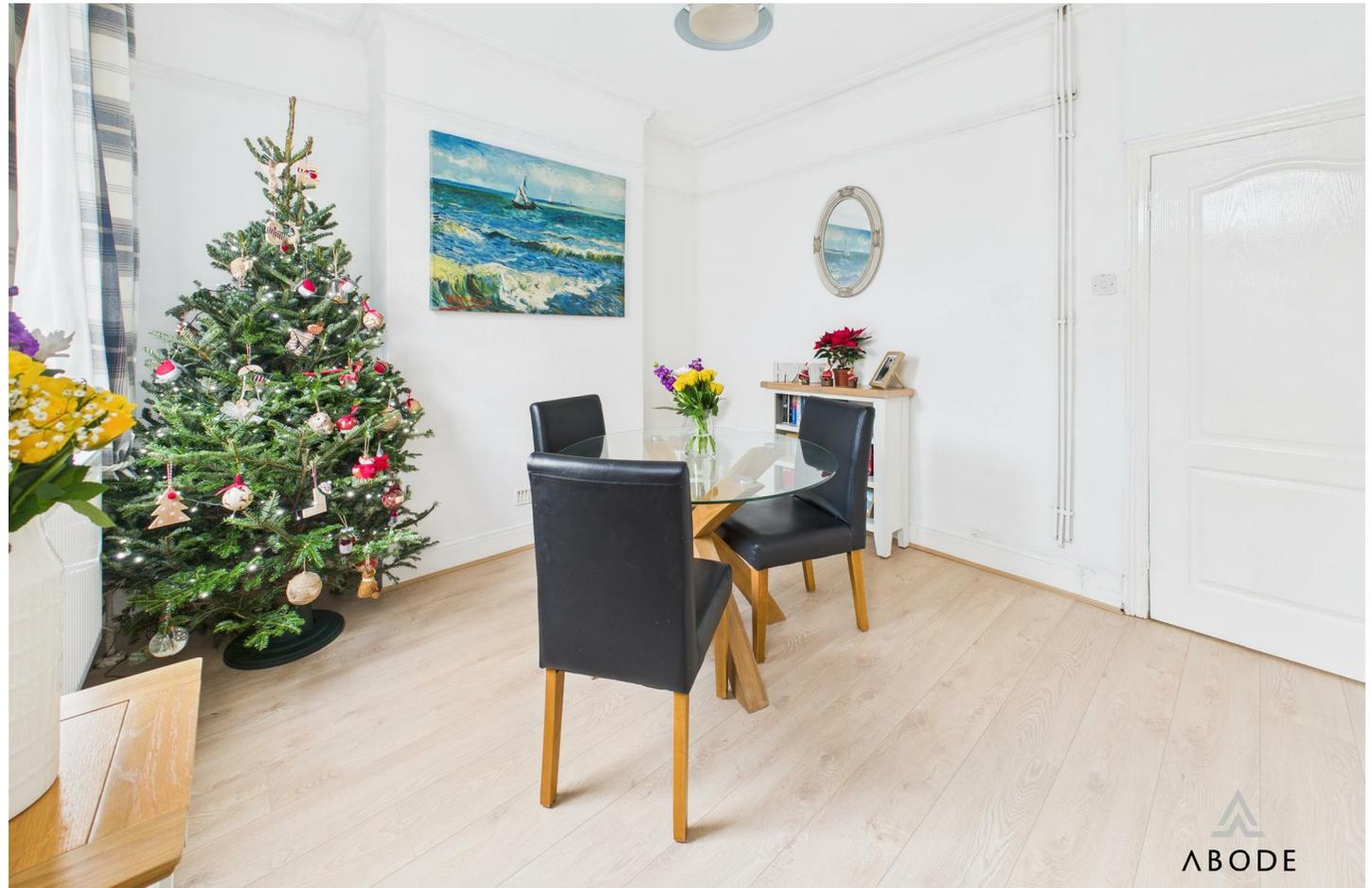
Upvc double glazed window, storage cupboard and radiator.

## BEDROOM

Upvc double glazed window and a radiator.

## OUTSIDE

Rear patio with gate to the parking. Rear parking and an oversized garage.







ABODE



ABODE



ABODE



ABODE



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

42.4 m<sup>2</sup>  
457 ft<sup>2</sup>

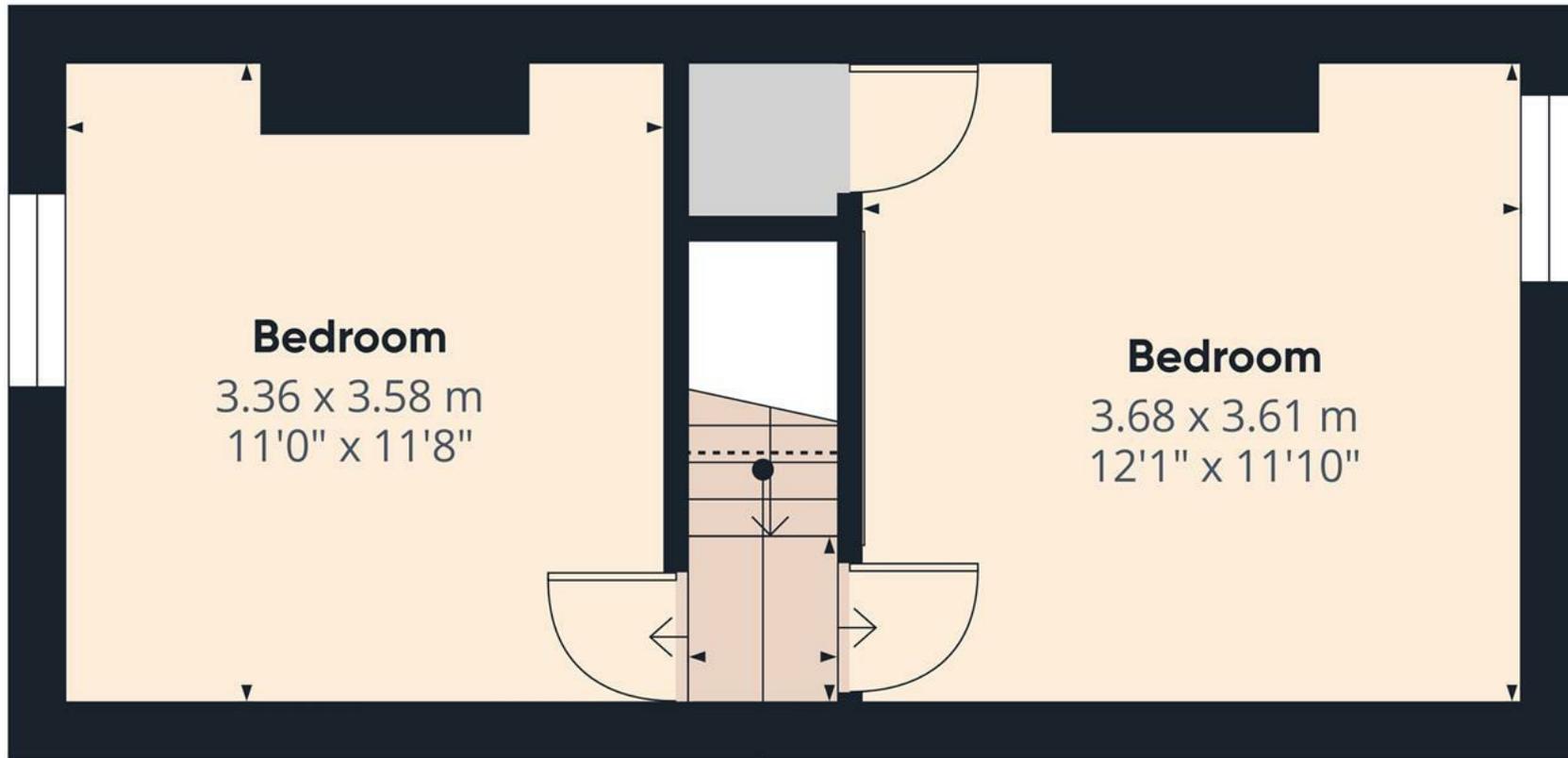
(1) Excluding balconies and terraces

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 0



**Landing**  
0.88 x 0.78 m  
2'10" x 2'6"

**Approximate total area<sup>(1)</sup>**  
26 m<sup>2</sup>  
281 ft<sup>2</sup>

(1) Excluding balconies and terraces

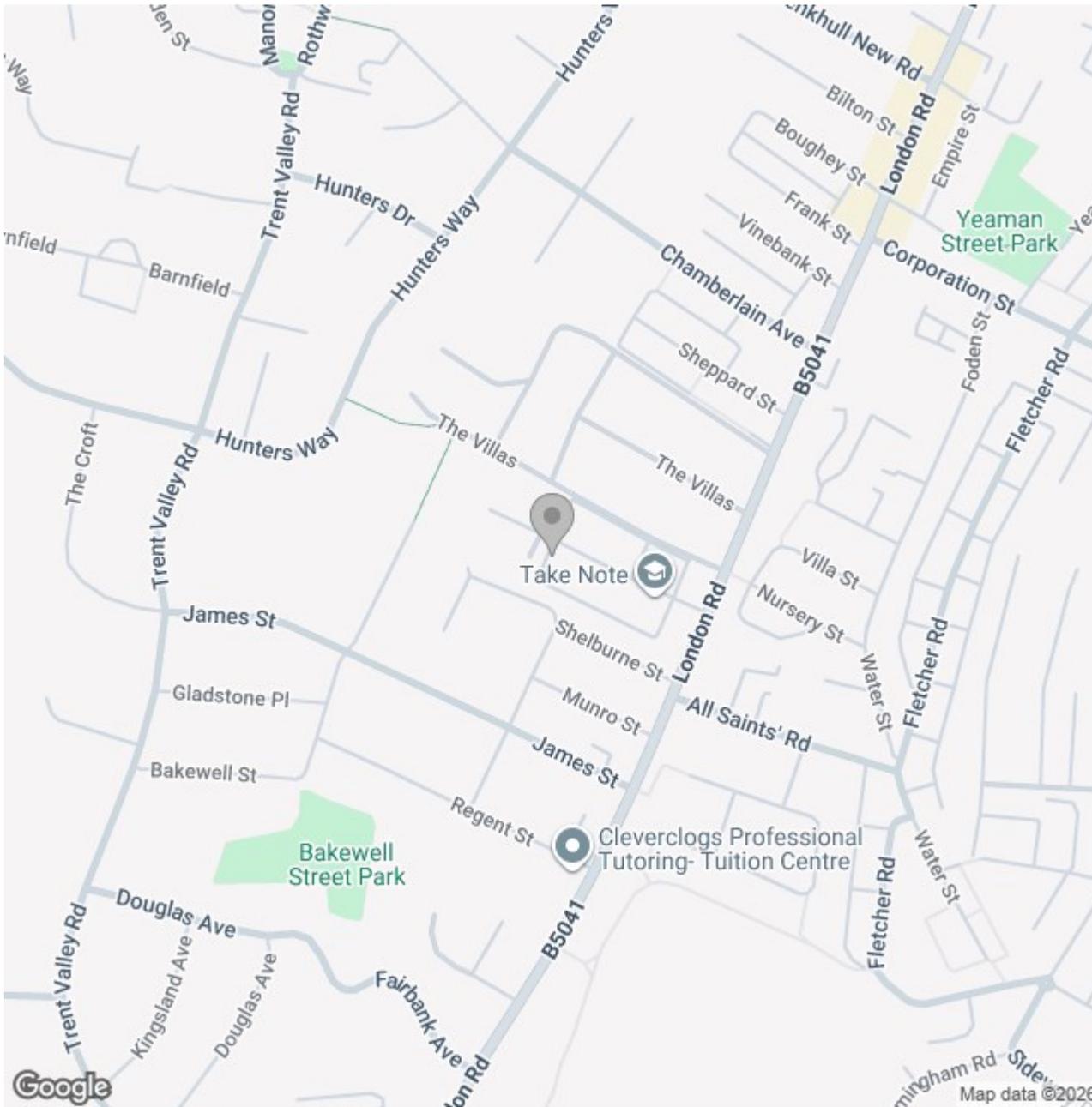
Reduced headroom  
Below 1.5 m/5 ft

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

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Floor 1



## 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>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</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	