





\*\*\*\* IMPRESSIVE TWO DOUBLE BEDROOM MAISONETTE \*\*\*\* PRIVATE ENTRANCE AND ENCLOSED OUTDOOR STORAGE AREA \*\*\*\* Entrance hall, landing/study area, lounge, diner and fitted kitchen, two double bedrooms and a bathroom. Double length drive and an enclosed storage area for bins and bikes etc.



## HALL

Entrance door onto the hall with a storage cupboard and stairs to the first floor.

## LANDING

Upvc double glazed window, radiator and a door to the open plan living area.

## LOUNGE

Upvc double glazed window to the rear, storage cupboard and radiator.

## DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and space for a washing machine, two upvc double glazed windows and a radiator, door to the inner hall.

## INNER HALL

Airing cupboard, radiator and doors to -

## BEDROOM 1

Built in wardrobes, upvc double glazed window and a radiator.

## BEDROOM 2

Built in wardrobes, upvc double glazed window and a radiator.

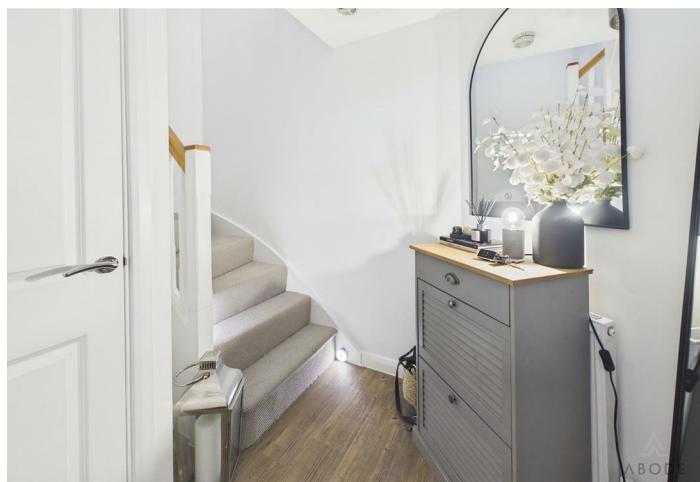
## BATHROOM

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

## OUTSIDE

Enclosed paved storage area, perfect for bins and bikes etc.





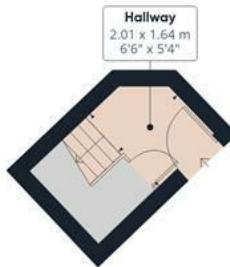




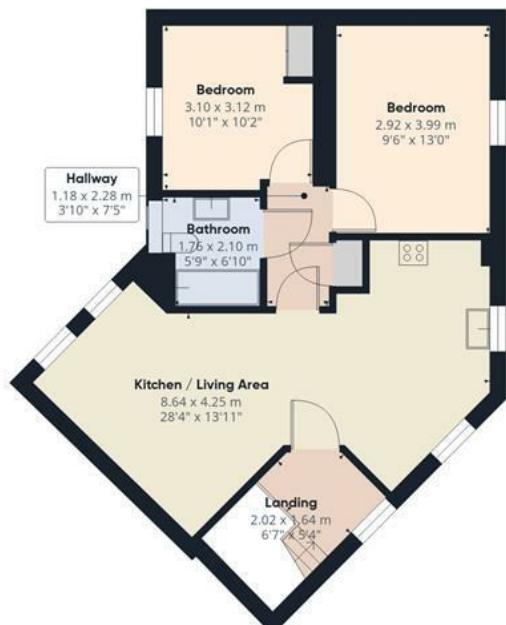








Floor 0



Floor 1

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

64.9 m<sup>2</sup>

698 ft<sup>2</sup>

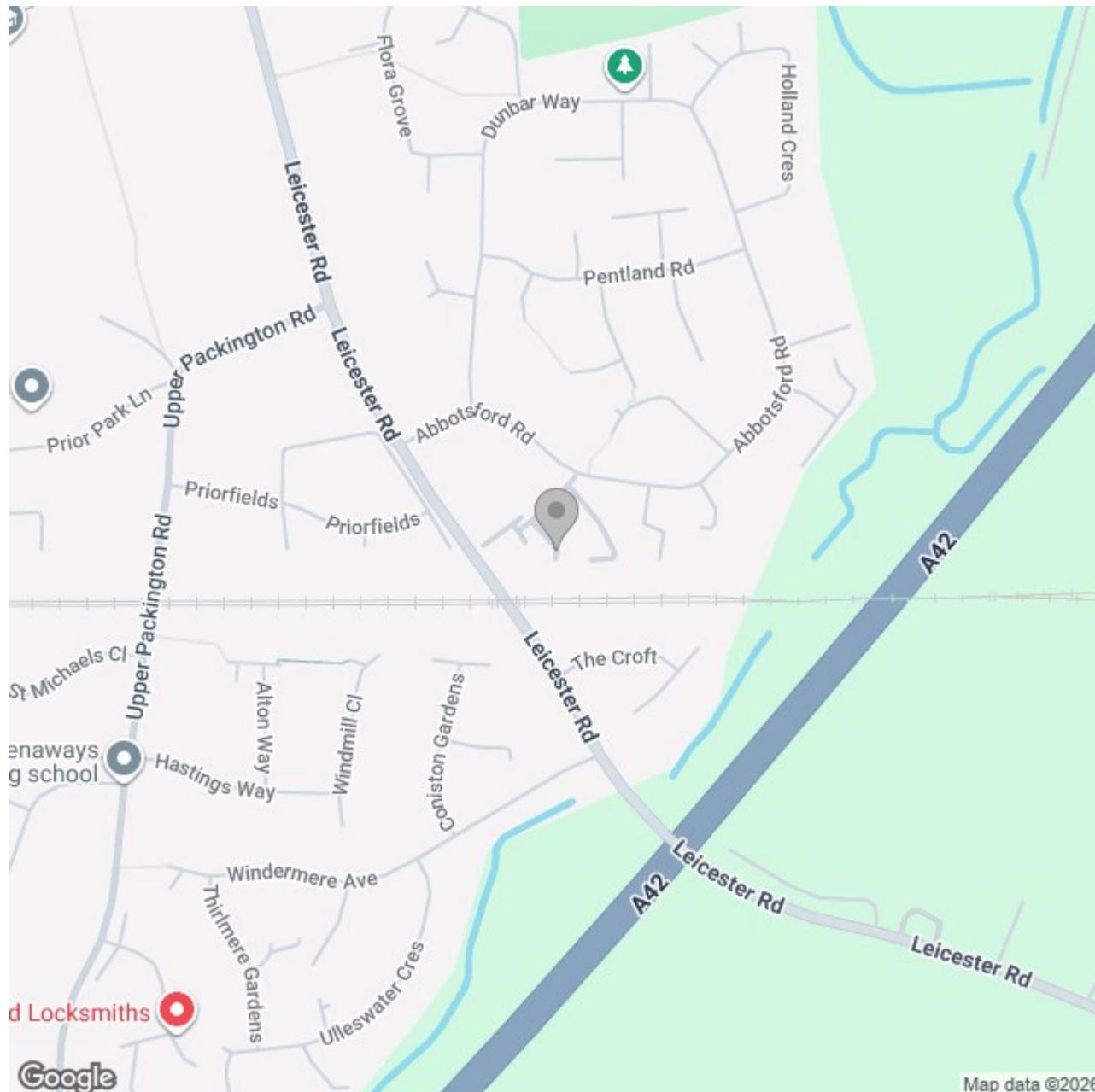
(1) Excluding balconies and terraces

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC