





**** 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.

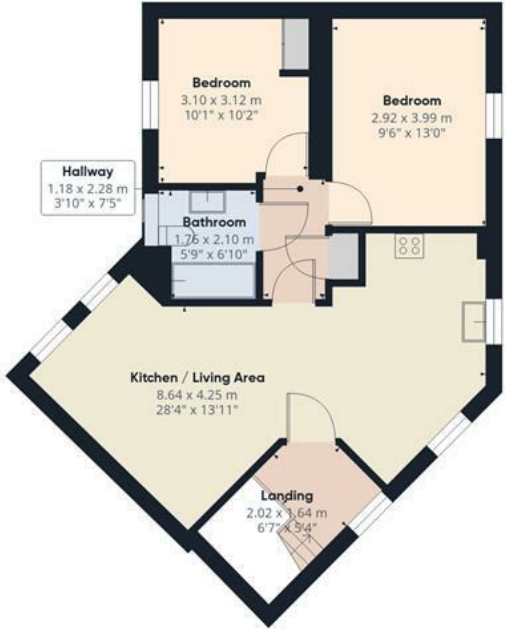








Floor 0



Floor 1

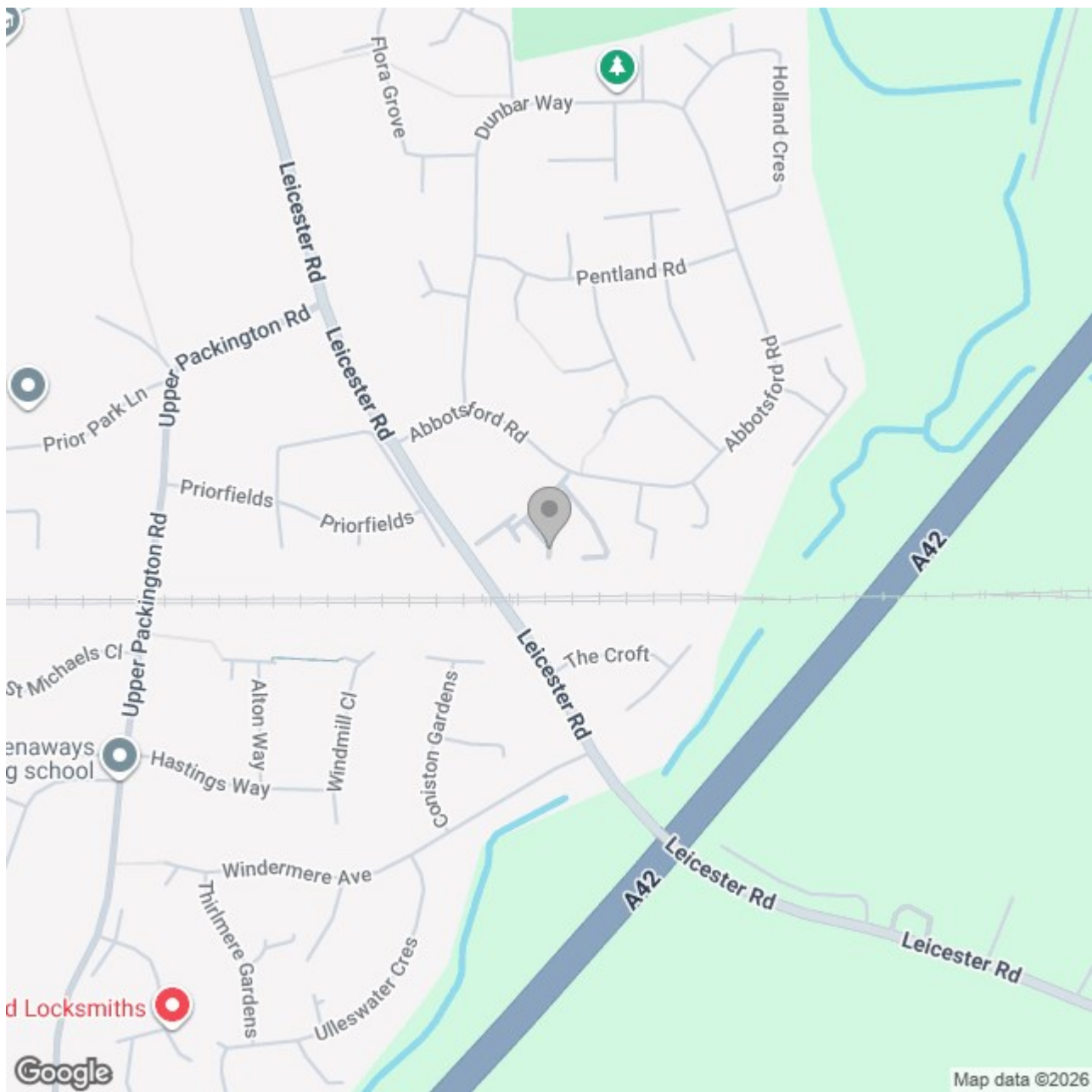
Approximate total area⁽¹⁾

64.9 m²
698 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.

GIRAFFE360



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		

England & Wales

EU Directive 2002/91/EC