



Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	A	
(92+)	86	
(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, Scotland & Wales		
EU Directive 2002/91/EC		

Floor 1

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Approximate total area⁽¹⁾
75.66 m²
814.4 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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A well-presented three-bedroom recently refurbished home featuring a spacious living/dining room with French doors, a fitted kitchen, three bedrooms with built-in wardrobes, and a modern bathroom. Further benefits include double glazing, off-road parking for two vehicles, and an enclosed rear garden with patio areas. Ideal for first-time buyers or families.

- 3 Bedrooms
- Refitted Bathroom
- Refitted Kitchen
- Off road parking for 2 cars
- Private rear garden
- Chain Free

Ground Floor

Entrance Hall

Composite door with matching double glazed panel to side leading through into entrance hall with engineered oak floor. Stairs to first floor. Multi-pane glazed door to kitchen and door to living room.

Living Diner

Continuation of the engineered oak floor. Replacement UPVC double glazed window to front. Radiator. Television and telephone points. Ceiling coving, LED flat panel lighting.

Room for family dining table and chairs. full height panel radiator. Replacement UPVC double glazed French doors leading out onto garden and door leading to kitchen.



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Kitchen

Wood effect vinyl flooring. Wood effect vinyl square edged work top with grey fronted cupboards above and below. Pan drawers, pull out spice racks. Integrated stainless steel oven. Integrated stainless steel microwave. Integrated stainless steel four burner gas hob with extractor over. Automatic washing machine. Single bowl composite sink with mixer tap over. Lada cupboard sunken ceiling downlighters. Under stair storage cupboard. Radiator. Replacement UPVC double glazed window and door leading to rear garden.

First Floor

Landing

Loft access. Doors to rooms. Airing cupboard housing the recently refitted boiler.

Bedroom One

Replacement UPVC double glazed window to front. Radiator. Built in wardrobe with hanging space within.

Bedroom Two

Replacement UPVC double glazed window to rear. Radiator. Built in wardrobe with hanging space within.

Bedroom Three

Replacement UPVC double glazed window to front. Radiator. Built in wardrobe with hanging space within.

Bathroom

Refitted bathroom with ceramic floor and wall tiling, sunken ceiling downlighters and extractor fan. Replacement. UPVC double glazed obscured glass window to rear. A white suite comprising of a low level dual flush WC, pedestal wash hand basin with mixer tap over and a panel bath with mixer tap and further riser shower rail with rainfall shower above. Wall mounted heated towel rail.

Outside

Front Garden

Block paved driveway providing off road parking for two vehicles with a hedge and border surround.

Rear Garden

Mainly laid to lawn with a timber fence surround various flowers and shrubs to borders. Timber shed to rear. Two patio areas, one to the rear of the house and one to the very bottom of the garden.



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