





Property Summary

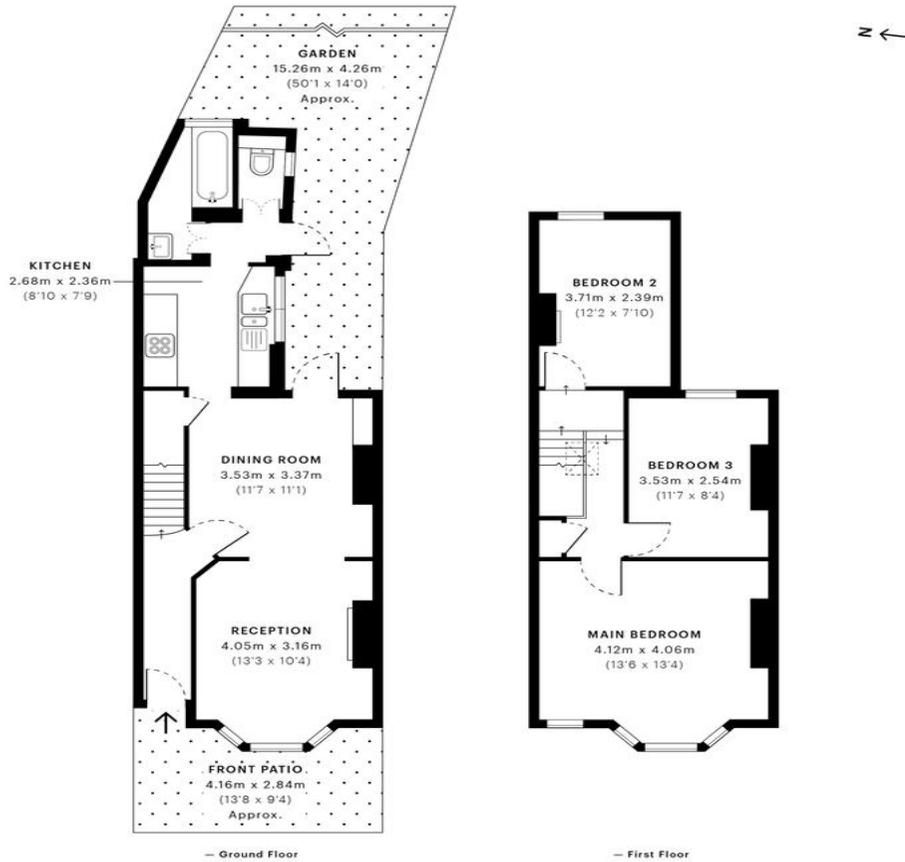
A well connected three bedroom Victorian family home. Yet in a quiet area. Ready to move into.

Property Features

- VICTORIAN
- FREEHOLD HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- PRIVATE GARDEN
- DOUBLE-GLAZED
- GOOD CONDITION
- TWO STATIONS WITHIN 0.4 mile
- LADYWELL FIELDS 0.1 MILE







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA (GIA)
The total area of the property
83.15 sqm / 895.02 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes any internal covered/landscaped
76.40 sqm / 822.36 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Excludes any areas under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pairs and gardens are shown as only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA BE MEASURED: 8315 sqm / 89502 sqft
AREA BE MEASURED: 7640 sqm / 82236 sqft

SPEC ID: 564187038876dfe0dc2021805