





### Property Summary

Modern built, well planned end of terraced house. The property comprises from 2 bedrooms, L' shaped living room overlooking the garden, lovely fitted modern kitchen and bathroom. Good size garden. Benefits include double glazing and gas central heating. Halogen spot lighting. Good condition. Off street parking. Chain free sale.

### Property Features

- End of Terrace
- Freehold House
- Two Bedrooms
- Upstairs bathroom
- Modern Kitchen
- Granite worksurfaces
- Parking for two cars
- Garden 29' x 24'
- Double glazed
- Between 3 Stations







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
73.14 sqm / 787.27 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
67.42 sqm / 725.70 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative 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.

IPWS 2B RESIDENTIAL 70.79 sqm / 761.98 sqft  
IPWS 3C RESIDENTIAL 68.24 sqm / 734.53 sqft

spec id: 621ccbc546fd90de8ef7d96