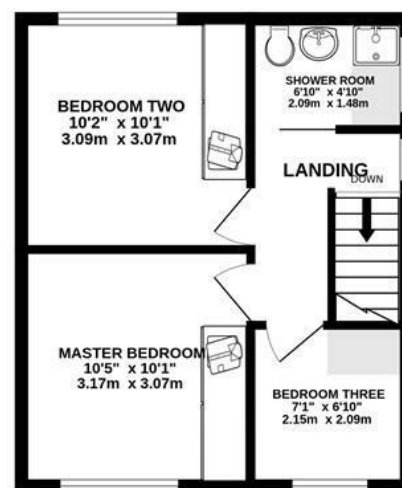
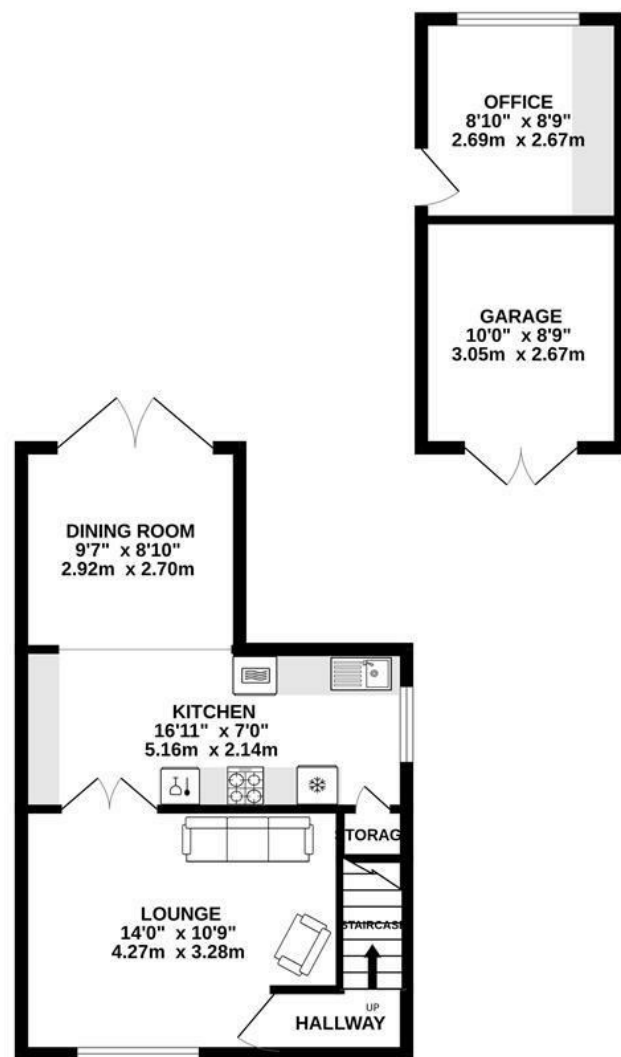


1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



**TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		69	84
<i>Not energy efficient - higher running costs</i>			

**England & Wales**


EU Directive 2002/91/EC



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			

## England & Wales

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## Offers Over £169,950

Externally, to the front of the property is a sizeable paved driveway with space for multiple cars. To the rear is a generously sized south-facing garden that features both lawn and patio area and receives plenty of sunshine throughout the day. The property also boasts a fully insulated single detached garage which has been converted into a gym/storage and separate office, ideal for home working and also benefits from having an electric car charging port on the driveway wall too.

