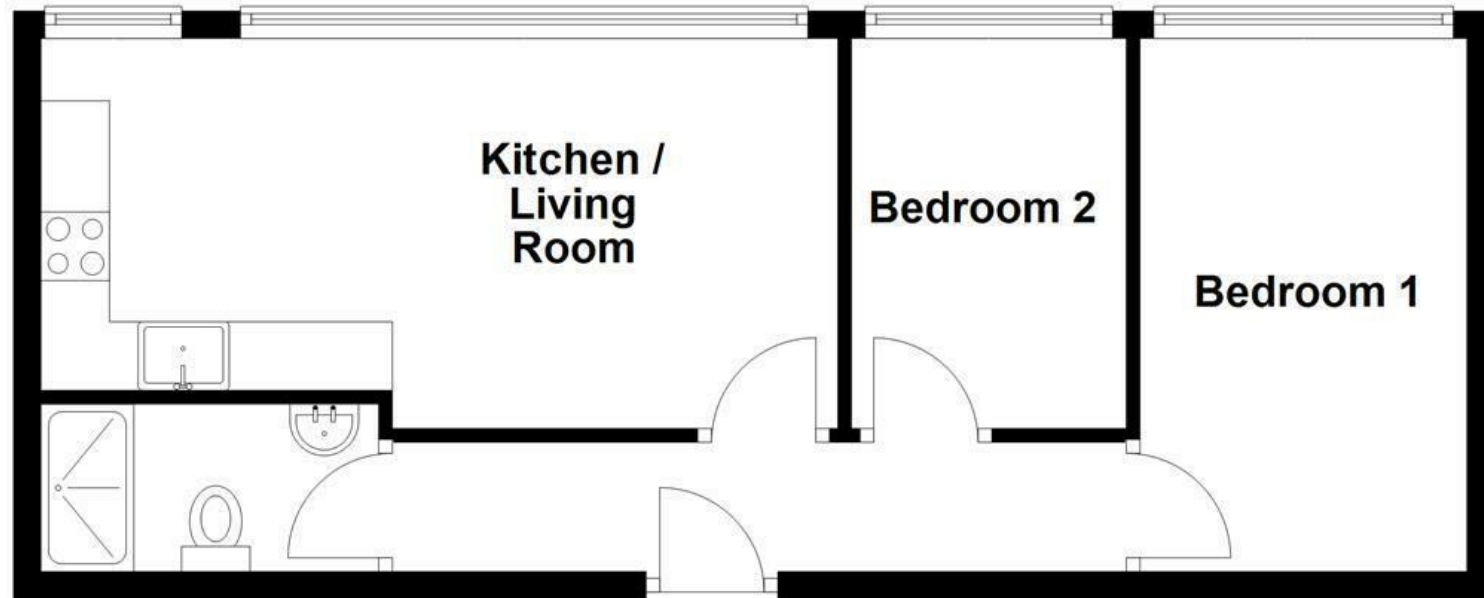


Ground Floor
Approx. 434.0 sq. feet



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 69 |
| (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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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While these particulars are accompanied by a floorplan, please note that due to the configuration of the building, the internal arrangement may be a mirrored version. Some images have been virtually staged to help you visualise how the space can be furnished and enjoyed to its full potential.

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- Open Plan Living
- Available Immediately
- Close Proximity To Local Amenities
- Three Piece Bathroom Suite
- Excellent Transport Links
- EPC: C

Hall

7'9 x 7'8 (2.36m x 2.34m)

Kitchen/Living Room

16'1 x 12'1 (4.90m x 3.68m)

Bedroom 1

16'2 x 7'1 (4.93m x 2.16m)

Bedroom 2

8'9 x 7'9 (2.67m x 2.36m)

Shower Room

7'7 x 3'10 (2.31m x 1.17m)



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