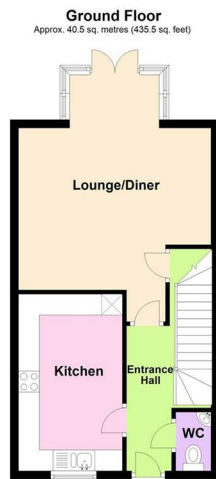
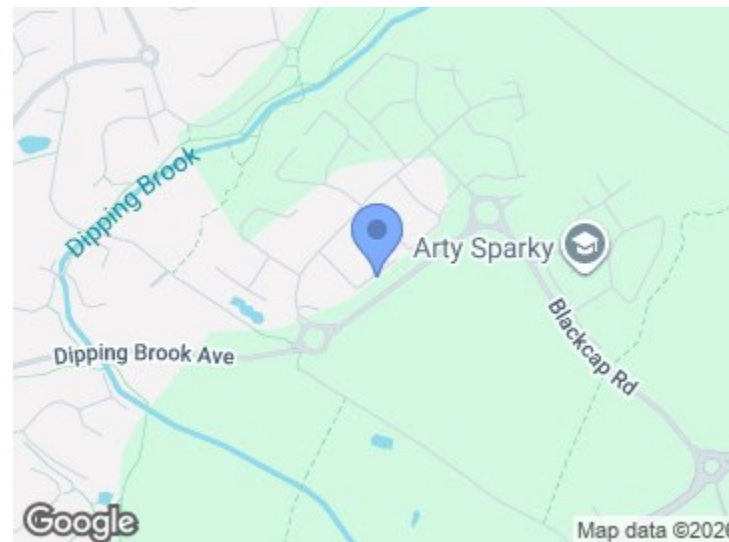
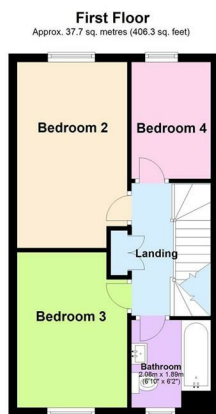


Orchard Meadows

Location



Total area: approx. 115.9 sq. metres (1248.1 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



SUPERB AREA | FOUR GOOD-SIZED ROOMS | LARGER THAN AVERAGE MAIN SUITE | OFF-ROAD PARKING | EXCELLENT TRANSPORT LINKS. Spacious home, perfectly designed over three floors for modern living. A glazed bay in the lounge and dining area opens into the rear garden and a fitted kitchen includes room for a breakfast area. On the first floor, there are two double bedrooms, a single bedroom, and a bathroom. The second floor comprises an exceptionally spacious main bedroom with an en-suite and dressing area. **UNFURNISHED.**

£385,000

Orchard Meadows Falstaff Gardens

