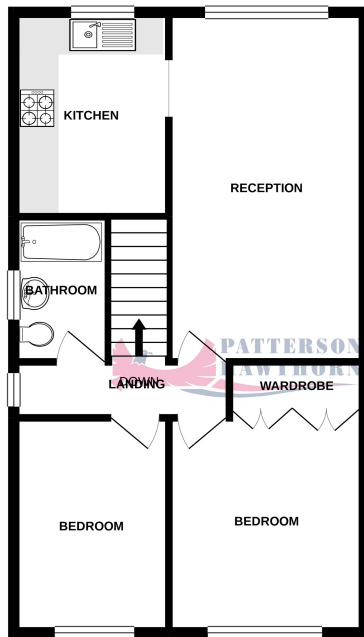


GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 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 items 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 fixtures, 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 to 100) <b>A</b>			
(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>	75	75	
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>	75	75	
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Hallway**

Fitted carpet, stairs to first floor.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integrated stepladder leading to part boarded loft housing boiler, double glazed window to side, radiator, fitted carpet.

### **Reception Room**

5.56m x 3.1m (18' 3" x 10' 2") Double glazed windows to rear, radiator, fitted carpet.



### **Kitchen**

3.25m x 2.46m (10' 8" x 8' 1") Double glazed windows to rear, opaque double glazed window to side, range of integrated handled wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, radiator, tiled splash backs, tiled flooring.



### **Bedroom One**

4.31m x 3.1m (14' 2" x 10' 2") into fitted wardrobes, double glazed windows to front, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.29m x 2.48m (10' 10" x 8' 2") Double glazed windows to front, radiator, fitted carpet.



### **Bathroom**

2.19m x 1.5m (7' 2" x 4' 11") Opaque double glazed window to side, low level flush WC, hand wash basin inset within storage unit with a laminate surface, panelled bath, shower, tiled walls, radiator, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 24ft – Part patio and part laid to lawn, timber shed to rear.

### **Front Exterior**

Paved pathway.