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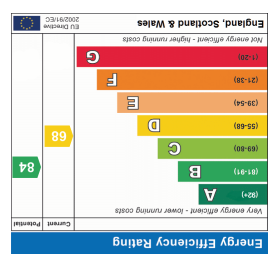


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1062068)



- Individual Victorian Town House
- Self Contained One Bedroom Apartment With En Suite
- Enclosed Garden
- Convenient Town Centre Location

- Versatile Three Storey Accommodation
- Well Presented Throughout
- Private Parking Provision
- Walking Distance Of Railway Station



Steps And Railings Lead Up To Entrance Porch Over
Fan light panel door , victoriana floor tiling.

Entrance Hall
8' 4" x 3' 8" (2.54m x 1.12m)

Freestanding cast iron radiator, coats hanging area, laminate flooring, inner door to

Sitting Room
14' 5" x 13' 0" (4.39m x 3.96m)

UPVC bay window to front aspect, central fireplace recess with slate hearth, TV point, telephone point, bespoke cabinetry, fixed display shelving, double panel radiator, box bay window with cupboard storage, wall light points, laminate flooring.



Kitchen
15' 5" x 10' 10" (4.70m x 3.30m)

UPVC window to garden aspect, double panel radiator, fitted in a range of Shaker style base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, single drainer one and a half bowl ceramic sink unit with directional mono bloc mixer tap, recessed lighting, appliance spaces, drawer units, integral electric oven and gas hob with suspended stainless steel extractor fitted above, integral wine rack, part laminate and part composite floor covering.

Inner Hall
Stairs to first floor, laminate flooring, inner door to



Utility Room
10' 0" x 6' 0" (3.05m x 1.83m)

UPVC window to rear aspect and glazed door to rear, double panel radiator, single drainer stainless steel sink unit with mixer tap, appliance spaces, fitted in a range of Shaker style cabinets with complementing work surfaces and tiling, larder unit, ceramic tiled flooring.

First Floor Galleried Landing
Stairs to second floor, double panel radiator, inner door to

Bedroom 3
11' 7" x 7' 5" (3.53m x 2.26m)

UPVC window to rear aspect, double panel radiator, an irregular shaped room, central chimney feature, laminate flooring.



Bedroom 2
11' 5" x 9' 10" (3.48m x 3.00m)

UPVC window to front aspect, double panel radiator, wardrobe recesses, an irregular shaped room, laminate flooring.



Family Bathroom
7' 10" x 6' 1" (2.39m x 1.85m)

Re-fitted in a four piece contemporary suite comprising low level WC, vanity wash hand basin with drawer units, mono bloc mixer tap and tiling, UPVC window to front aspect, panel bath with mixer tap, anthracite heated towel rail, screened shower enclosure with independent multi head shower unit fitted over, recessed lighting, extractor, ceramic tiled flooring.

Bedroom 1
11' 2" x 10' 6" (3.40m x 3.20m)

Twin conservation roof lights to rear aspect, double panel radiator, TV point, telephone point, eaves storage cupboards, timber flooring.

BASEMENT APARTMENT
Stairs from the garden lead down to

UPVC Double Glazed Front Door To

Kitchen
13' 1" x 11' 2" (3.99m x 3.40m)

Incorporating **Sitting Room**. Fitted in a range of base and wall mounted units with work surfaces and under unit lighting, single drainer stainless steel sink unit with mixer tap, appliance spaces, drawer units, integral electric oven and gas hob, recessed lighting, TV point, telephone point, ceramic tiled flooring with under floor heating.

Bedroom
15' 1" x 12' 8" (4.60m x 3.86m)

UPVC window to basement level to the front, central fireplace recess, recessed lighting, large walk in storage cupboard, ceramic tiled flooring.

En Suite Shower Room
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, chrome heated towel rail, oversized screened shower enclosure with independent shower unit fitted over, extractor, ceramic tiled flooring.

Outside
To the rear the garden is pleasantly arranged with steps leading down from the rear door, planned and landscaped with low maintenance in mind with an extensive area of paving, an area of Astro and gated access to the parking area for one vehicle positioned to the rear, there is a garden bar and the garden offer a reasonable degree of privacy with outside tap and lighting

Tenure
Freehold
Council Tax Band - C

