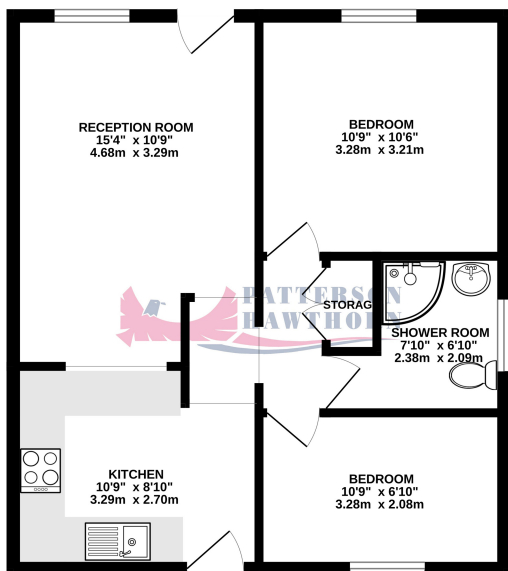


GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, bedrooms, rooms and any other items are approximate and no responsibility is taken for any errors, 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 as to their operability or efficiency can be given.  
Plan with reference 10204

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Front Entrance**

Via UPVC door opening into:

### **Kitchen**

3.29m x 2.7m (10' 10" x 8' 10") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for fridge, breakfast bar area, electric storage heater, tiled splash backs, vinyl flooring, open hatch looking into:

### **Reception Room**

4.68m x 3.27m (15' 4" x 10' 9") Double glazed windows to rear, electric storage heater, laminate flooring, uPVC framed double glazed single door to rear opening to rear garden.

### **Bedroom One**

3.28m x 3.21m (10' 9" x 10' 6") Double glazed windows to rear, fitted wardrobes and over-bed units, fitted vanity unit, electric heater (with timer), fitted carpet.



### **Bedroom Two**

3.28m x 2.08m (10' 9" x 6' 10") Double glazed windows to front, fitted wardrobes, electric heater (with timer), laminate flooring.

### **Shower Room**

2.38m x 1.97m (7' 10" x 6' 6") > 1.68m (5' 6") Obscure double glazed windows to side, low-level flush WC, hand wash basin set on a base unit, shower cubicle, tiled walls, heated towel rail, vinyl tiled flooring.



### **Lobby Area**

Large built-in storage cupboard, laminate flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 32' Immediate patio, remainder laid to lawn with small patio area to rear and raised brick flowerbed borders.

### **Garage**

4.69m x 2.37m (15' 5" x 7' 9") Power and lighting, up and over door to rear, uPVC double glazed door to front, off street parking to rear.



### **Front Exterior**

Fully paved front garden with various bushes and plants.

