



Ground Floor

Entrance Porch

Smooth set ceiling, wall light, UPVC double glazed single door with frosted glass to the side aspect, UPVC double glazed frosted window to the side aspect and laminate flooring.

Entrance Hallway

Smoke alarm, ceiling light, stairs to the first floor, radiator, understairs storage cupboard, power points and LVT flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, wall and base fitted units, stainless steel sink with drainer, space for a washing machine, space for a dishwasher, four point electric hob with integrated oven, glass splash back and overhead extractor fan, power points, breakfast bar with room for stools, space for an American style fridge/freezer, radiator, power points and LVT flooring.

Living Room/Dining Room

Coved ceiling, ceiling light, UPVC double glazed sliding doors to the rear aspect, feature electric fireplace, feature panelling, feature cedar panelling, radiator, power points and LVT flooring.

First Floor

Landing

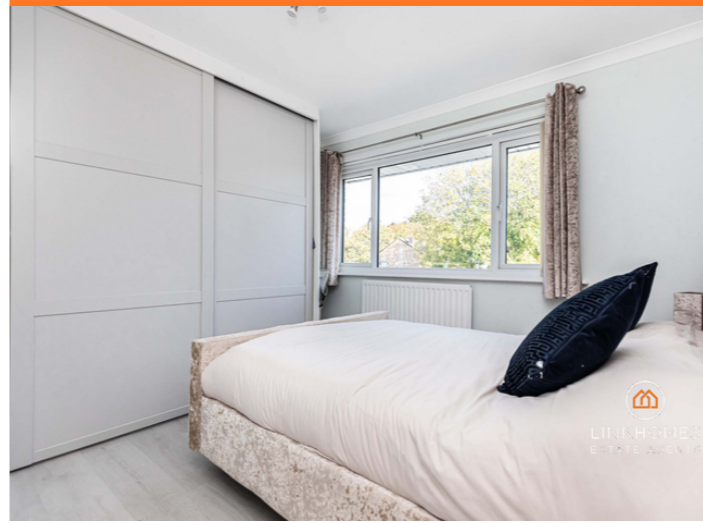
Ceiling light, smoke alarm, loft hatch (ladder, lighting and boarding), power points and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, two double fitted wardrobes, power points and laminate flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, fitted triple wardrobes, storage cupboard with the water cylinder and shelving enclosed, power points, radiator and laminate flooring.



Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, radiator, power points and laminate flooring.

Bathroom

Smooth set ceiling, ceiling lights, UPVC double glazed frosted window to the front aspect, panelled bath with waterfall shower and an additional shower head, toilet, wall mounted sink with under storage, heated towel rail, tiled walls and tiled flooring.



Outside

Garage

The garage is split into two. The front comprises of an up and over door and concrete flooring. The rear comprises of smooth set ceiling, ceiling lights, UPVC double glazed window to the side aspect, a cupboard with the boiler enclosed, cupboard with consumer unit enclosed, power points and laminate flooring.

Garden

Laid to artificial lawn, patio area and surrounding wooden fences.

Driveway

Shingle driveway with parking for multiple vehicles, outside tap, storage cupboard and outside lights.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £2,500
Moving Home: £7,500
Additional Property: £25,000

