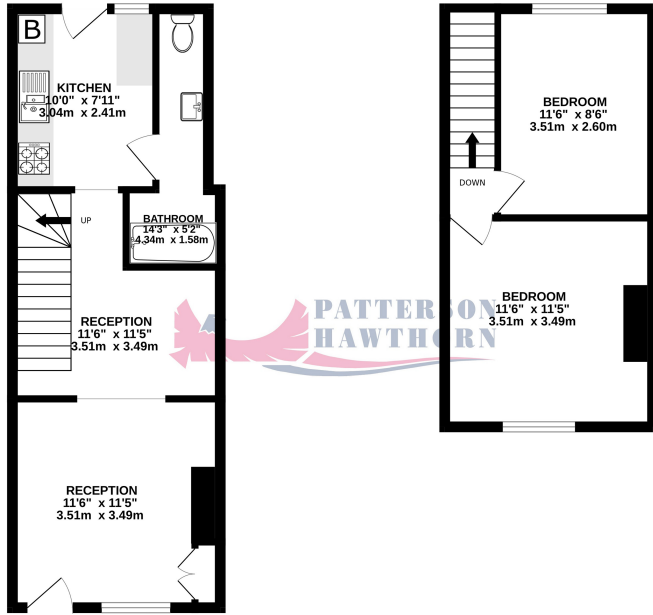


GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR  
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metreps 10/24

| Energy Efficiency Rating                    |          | Current                    | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs |          |                            |           |
| (92+)                                       | <b>A</b> |                            | <b>91</b> |
| (81-91)                                     | <b>B</b> |                            |           |
| (69-80)                                     | <b>C</b> |                            |           |
| (55-68)                                     | <b>D</b> | <b>68</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<br>2002/91/EC |           |

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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Reception Room One**

3.52m x 3.49m (11' 7" x 11' 5") Double glazed windows to front, radiator, built-in base units housing metres and fuse box, fitted carpet.

### **Kitchen / Diner**

3.04m x 2.41m (10' 0" x 7' 11") Double glazed window to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for appliance, tiled splash back, modern tile effect vinyl flooring, uPVC door to rear opening to rear garden.

### **Reception Room Two (Opens from Reception Room One)**

3.5m x 3.47m (11' 6" x 11' 5") (Max) Radiator, fitted carpet, stairs to first floor.



### **Bathroom**

4.34m x 1.62m (14' 3" x 5' 4") Low level flush WC, hand wash basin set on base units, shower, part tiled walls, radiator, modern tile effect vinyl flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, fitted carpet.



### **Bedroom One**

3.47m x 3.48m (11' 5" x 11' 5") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.5m x 2.6m (11' 6" x 8' 6") Double glazed windows to rear, radiator, fitted carpet.



## **EXTERIOR**

### **Rear Garden**

Approximately 60' Immediate hard standing pebble and patio area, hard standing area to rear, remainder laid to lawn.

