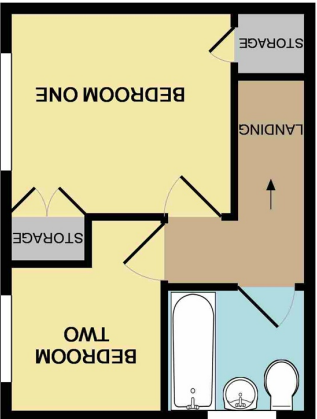
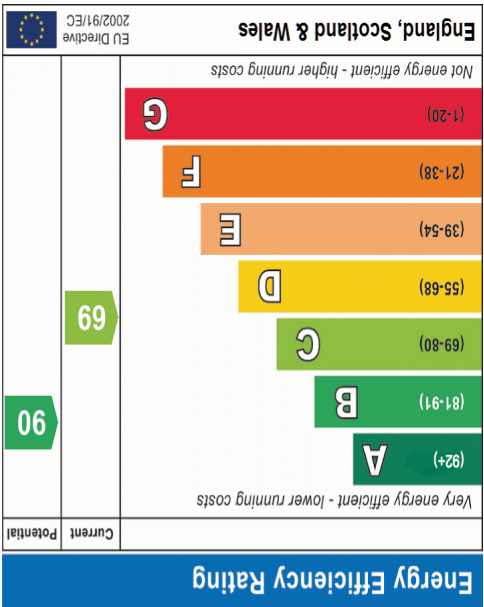
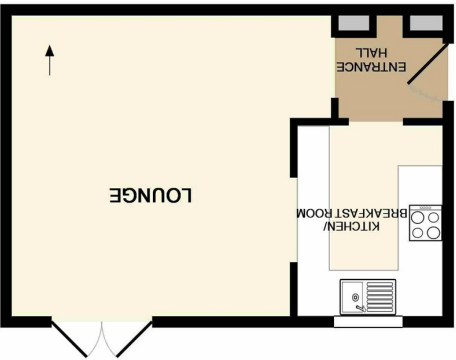


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

1ST FLOOR  
APPROX. FLOOR AREA 230 SQ.FT.  
(21.4 SQ.M.)  
TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45.2 SQ.M.)  
Made with Metropix ©2017



GROUND FLOOR  
APPROX. FLOOR AREA 256 SQ.FT.  
(23.8 SQ.M.)







**ENTRANCE LOBBY**

Via canopy porch and entered via UPVC double glazed front door with half moon obscured glazed panel inset, radiator, two built in storage cupboards.

**KITCHEN**

8' 8" x 6' 8" (2.64m x 2.03m) - Range of fitted units to eye and base level with roll top work surfaces and under lighting to eye level units, stainless steel sink and drainer unit with stainless steel mixer tap and tiled splash backs, integrated electric oven with four ring electric hob and extractor hood, space and plumbing for fridge/freezer and washing machine, separate unit housing wall mounted combination boiler, breakfast bar with seating under, tiled walls, power points, large quirky look through peering into lounge, UPVC double glazed window overlooking garden

**LOUNGE / DINER**

13' 5" x 12' 5" (4.09m x 3.78m) - built in deep under stairs storage cupboard housing fuse boards, radiator, power points, aerial point, coved ceiling, UPVC double glazed double doors opening up to garden, stairs to first floor landing

**FIRST FLOOR LANDING**

Radiator, loft access, doors to:-

**BEDROOM ONE**

9' 10" x 9' (3.00m x 2.74m) - Built in wardrobe plus additional deep over stairs wardrobe, radiator, power points, aerial point, fan over head, UPVC double glazed window overlooking picturesque rear garden

**BEDROOM TWO**

8' 7" x 6' 10" (2.62m x 2.08m) - UPVC double glazed window overlooking rear garden, radiator, power points

**BATHROOM**

6' 3" x 5' 7" (1.91m x 1.70m) - Modern three piece suite comprising low level WC with dual flush mechanism, hand wash basin with stainless steel mixer tap, panel enclosed bath with stainless steel mixer tap with shower attachment and glass swinging screen, roll top work surface, radiator, extractor fan, tiled walls, UPVC double glazed obscured window

**REAR GARDEN**

Larger than average rear garden offering fantastic extension potential. The rear garden is accessed via the living room and also via the side gate. There is an array of features to this garden, crazy paved patios, decked area, mature and flower borders encased within solid wooden sleepers, slate landscaping, timber work shop with power and light and UPVC double glazed window to side, fencing to boundaries. Outside tap, external lighting.

**OFF STREET PARKING**

Off street parking to front of house for two cars

