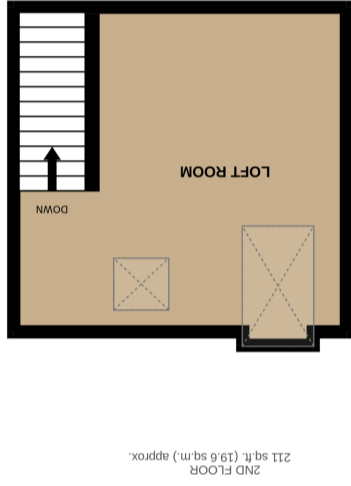
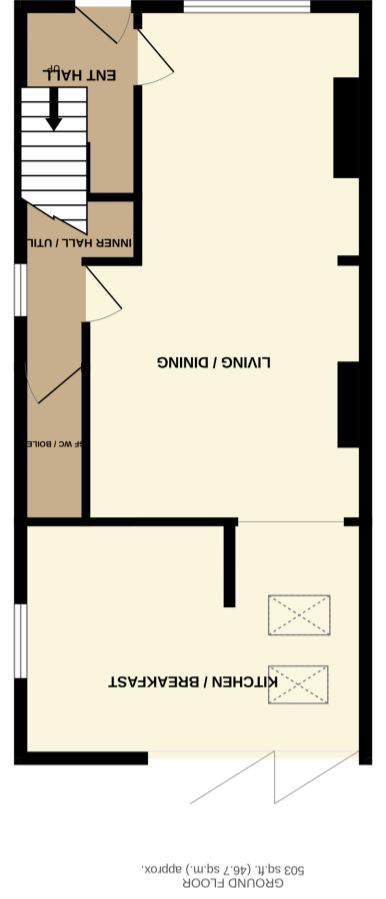


TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any omission or mis-statement. This plan is for illustrative 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.
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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	50
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	





Entrance

Via front aspect double glazed composite door through to Entrance Hall.

Entrance Hall

Stairs leading to the first floor accommodation, wood effect laminate flooring, power points, smooth plastered ceiling, inset to ceiling spot lights.

Living/Dining Room

6.99m x 3.99m (22' 11" x 13' 1") Max. Open plan, continuation of wood effect laminate flooring, underfloor heating (water fed system), front aspect double glazed window, smooth plastered ceiling, inset to ceiling spot lights, open plan through to the Dining Area.

Dining Area: Continuation of wood effect laminate flooring, smooth plastered ceiling, inset to ceiling spot lights, underfloor heating, power points, side aspect door to an Inner Hallway/Utility, archway leading through to the Kitchen area.

Utility

Side aspect double glazed window, continuation of wood effect laminate flooring, space for washing machine, space for tumble dryer.

Ground Floor WC

Contemporary WC, wash hand basin with mixer tap, cupboard beneath, Glow Worm boiler serving domestic hot water and central heating systems and underfloor heating systems to the specified areas, smooth plastered ceiling, inset to ceiling spot lights.

Kitchen

4.67m x 3.22m (15' 4" x 10' 7") Two double glazed Velux windows, continuation of wood effect laminate flooring, underfloor heating, power points, a good range of matching wall mounted and base units with work surfaces over, integrated fridge and freezer, integrated full width dishwasher, inset hob with built in oven beneath and concealed extractor hood over, contemporary composite sink unit with mixer tap, concealed lighting, side aspect double glazed window, smooth plastered ceiling, inset to ceiling spot lights, sliding aluminum double glazed bi-fold doors giving access through to the Rear Garden.

First Floor Landing

Feature radiator, power points, side aspect double glazed window, access to Bedrooms One, Two and Three and Shower Room, glazed door to an Inner Hallway.

Shower Room

Very impressive Shower Room, sliding doors to an oversized shower, thermostatic shower unit with two shower heads, wash hand basin with cupboard beneath, mixer tap, side aspect aluminum double glazed window, close coupled WC, smooth plastered ceiling, inset to ceiling spot lights.

Bedroom One

3.42m x 2.81m (11' 3" x 9' 3") Front aspect double glazed window, feature radiator, smooth plastered ceiling, inset to ceiling spot lights, power points

Bedroom Two

3.24m x 2.41m (10' 8" x 7' 11") Smooth plastered ceiling, inset to ceiling spot lights, feature radiator, power points, rear aspect double glazed aluminum window.

Bedroom Three

3.44m x 2.66m (11' 3" x 8' 9") Side aspect double glazed window, side and rear aspect double glazed aluminum windows, power points, smooth plastered ceiling, inset to ceiling spot lights, feature radiator.

Inner Hallway

Front aspect double glazed window, stairs leading up to the loft room (currently used as a Bedroom).

Loft Room

4.47m x 4.39m (14' 8" x 14' 5") Very impressive room, double glazed Velux window, period radiator, power points, sloped ceilings, inset to ceiling spot lights, Velux Cabrio Balcony system.

Rear Garden

The Rear Garden is a real feature of the property and is tiered with several sections of lawn and has been professionally landscaped, large patio area and a decked area for Alfresco Dining, outside shower

Front Garden

Off road parking for approximately two vehicles, laid to Cotswold stone for ease of maintenance, pedestrian access to the rear.

Material Information

Tenure: Freehold

Parking: Driveway Parking for approximately two vehicles.

Utilities: Mains Electricity/Mains Gas/Mains Water

Drainage: Mains Drainage

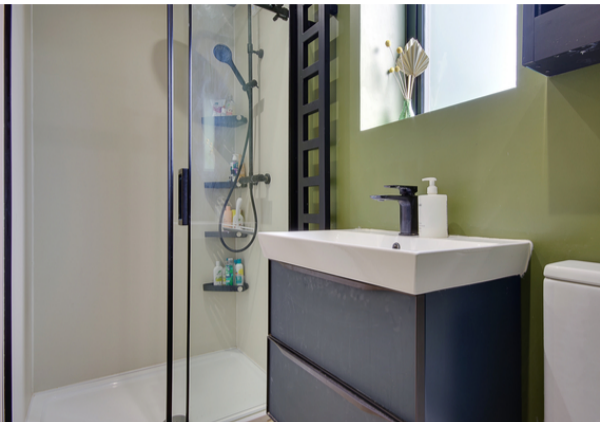
Broadband: Refer to ofcom website

Mobile Signal: Refer to ofcom website

Flood Risk: Surface Water - very low. Rivers and the sea - Very Low. For further information refer to gov.uk. - Check long term flood risk.

Council Tax Band: C

EPC Rating: E (50)



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

