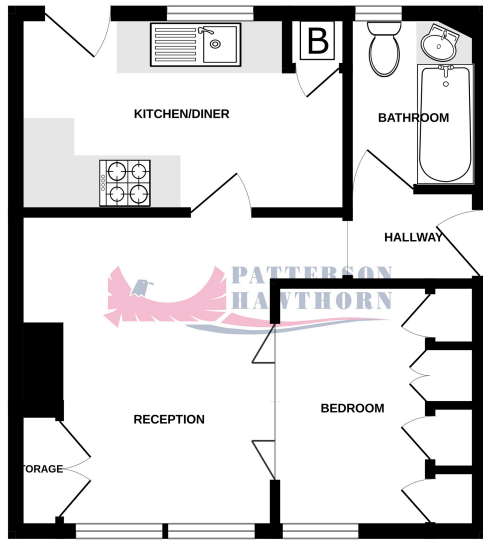


GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 339 sq ft. (31.5 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 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Side Entrance

Via hardwood door opening into:

Hallway

Eye-level storage cupboard housing electricity meter and fuse box, radiator, fitted carpet.

Reception Room

3.67m x 3.0m (12' 0" x 9' 10") Double glazed windows to front, a range of wall and base storage units, radiator, fitted carpet, hardwood folding double doors opening into:

Bedroom

2.76m x 2.36m (9' 1" x 7' 9") Double glazed windows to front, radiator, fitted wardrobes, over-bed and drawer units. fitted carpet.



Kitchen / Diner

3.83m x 2.31m (12' 7" x 7' 7") Spotlight bar to ceiling, loft hatch to ceiling, double glazed windows to rear, a range of base and drawer units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven with four ring gas hob, built-in storage cupboard housing boiler, tiled splash backs, radiator, tile effect laminate flooring, uPVC framed door to rear opening to rear garden.



Bathroom

2.3m x 1.53m (7' 7" x 5' 0") Windows to rear, tiled bath, shower, hand wash basin, low-level flush WC, part tiled walls, radiator, vinyl flooring.

EXTERIOR

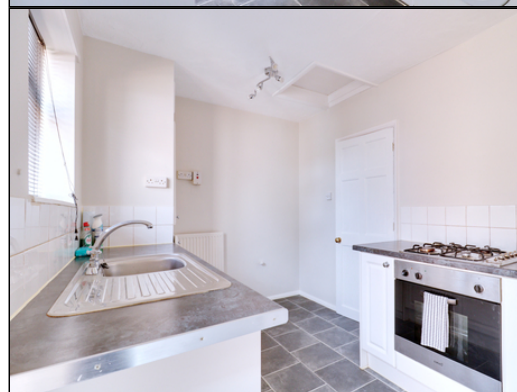
Rear Garden

Approximately 24' (Max) Part hard standing, part paved, part laid to artificial grass, access to rear via timber gates.



Side Garden

6.22m x 5.84m (20' 5" x 19' 2") Part hard standing, part paved, part laid to artificial grass, access to front via timber gate.



Front Exterior

Hard standing driveway giving off street parking.