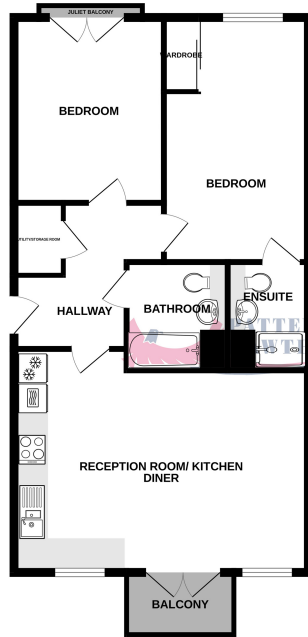


GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homestyler 10/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</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 2002/91/EC		

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## **GROUND FLOOR**

### **Communal Entrance**

Via hardwood door, opening into communal entrance hall, stairs to first floor.

### **Front Entrance**

Via hardwood door, opening into:

### **Entrance Hall**

Built-in storage / Utility Room housing boiler, radiator, laminate flooring.

### **Kitchen/Reception Room**

6.06m x 4.1m (19' 11" x 13' 5") Kitchen area: inset spotlights to ceiling, extractor fan boost to ceiling, double glazed window to front, a range of matching wall and base units, laminated work surfaces, one & a half bowl inset sink and drainer with mixer tap, integrated oven, four ring induction hob, extractor hood, space and plumbing for washing machine, Integrated fridge, integrated freezer, laminate splashbacks, laminate flooring.  
Reception area: double glazed window to front, uPVC framed double doors to front opening to balcony, two radiators, laminate flooring.



### **Bedroom One**

4.95m x 2.93m (16' 3" x 9' 7") Double glazed window to rear, extractor fan boost to ceiling, fitted wardrobe with sliding mirror doors, radiator, fitted carpet.

### **Ensuite Shower Room**

2.18m x 1.64m (7' 2" x 5' 5"). Extractor fan boost to ceiling, low level flush WC, hand wash basin inset on a tiled surface, shower cubicle, part tiled walls, chrome hand towel radiator, tiled flooring.

### **Bedroom Two**

3.75m x 3.04m (12' 4" x 10' 0"). Extractor fan boost to ceiling, uPVC framed double doors to rear opening to Juliet balcony, radiator, fitted carpet.



### **Bathroom**

2.19m x 2.05m (7' 2" x 6' 9"). Extractor fan boost to ceiling, inset spotlights to ceiling, panel bath, shower, low-level flush WC, hand wash basin inset on a tiled surface, part tiled walls, chrome hand-towel radiator, tiled flooring.



### **Exterior**

### **Parking**

One allocated parking space to side.

