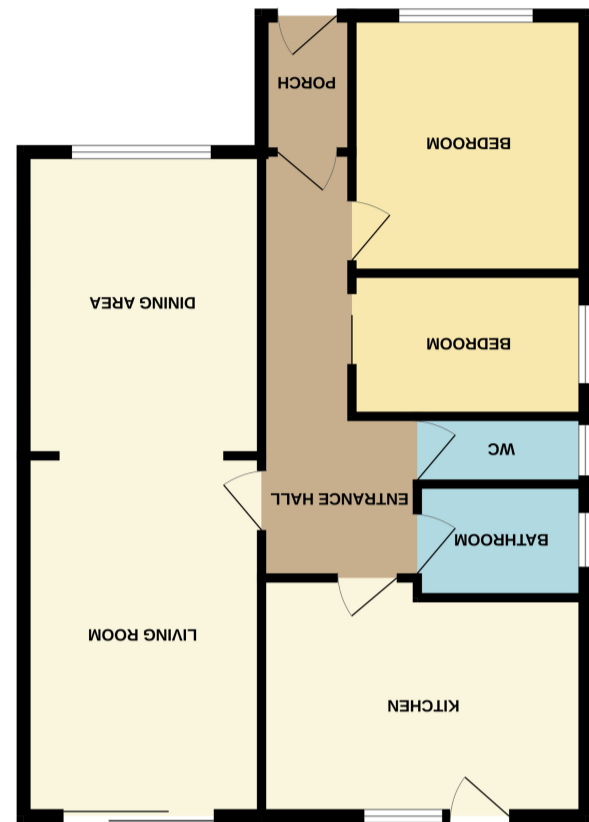


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.

TOTAL FLOOR AREA: 745 sq. ft. (69.2 sq. m.) approx.
Made with Measure 2024



GROUND FLOOR
 745 sq. ft. (69.2 sq. m.) approx.





PORCH

5' 10" x 3' 10" (1.78m x 1.17m)

HALLWAY

18' 0" x 3' 1" (5.49m x 0.94m) WIDENS TO 5' 1"
Carpeted flooring; Wall Light Fittings; Radiator; Loft Hatch.

LIVING/DINING

28' 1" x 10' 1" (8.56m x 3.07m) Lovely, Light, Bright and Spacious, Boasting Front and Rear Aspect Windows and Glass Sliding Door to Garden. Carpeted Flooring; 2 x Radiators; Ceiling Light Fitting; Serving Hatch to Kitchen.

KITCHEN

12' 0" x 9' 6" (3.66m x 2.90m)
Views of the Rear Garden, the Kitchen is Fitted with: Base Units; Ample Worktop Space; Mixer Tap to Stainless Steel Sink and Drainer; Double Pantry; Space for Freestanding Fridge/Freezer and Cooker; Plumbing for Washing Machine and Dishwasher; Tiles to Walls and Floor; Ceiling Light Fittings; Serving Hatch to Living/Dining; Door to Rear Garden.

BEDROOM ONE

10' 10" x 9' 10" (3.30m x 3.00m) into robes. Built-in Mirrored Sliding Door Robes; Vertical Blind to Front Aspect Window; Carpeted Flooring; Ceiling Light Fitting; Radiator.

BEDROOM TWO

10' 0" x 6' 1" (3.05m x 1.85m) into robes. Built-in Sliding Doors Mirrored Robes; Carpeted Flooring; Radiator; Ceiling Light Fittings; Window to Side Aspect.



BATHROOM

7' 1" x 4' 9" (2.16m x 1.45m) Two-Piece Bath Suite Comprising of: Mixer Tap to Bath with Wall-Mounted Shower; Mixer Tap to Vanity Unit; Airing Cupboard; Wall-Mounted Chrome Towel Radiator; Ceiling Light Fitting; Tiles to Walls; Lino Flooring; Window to Side.

SEPARATE WC

7' 1" x 2' 1" (2.16m x 0.64m) Fully Tiled to Walls and Floor; Window to Side Aspect; Low Level WC.

REAR GARDEN

L-Shaped rear garden with an abundance of space with immense potential. Beautiful SOUTH FACING Rear Garden; Mature Trees and Shrubs. Summerhouse; Timber Shed; Brick-Built Garage (accessed via Woodlow); Paved Patio and Path; Large Lawn Areas to Rear and Side.

ADDITIONAL INFO

Boiler - Installed 2020. Recently Serviced. (Boiler in Loft)
Loft - Accessed Via Loft Ladder; Partly Boarded; Insulated.
Council Tax Band C