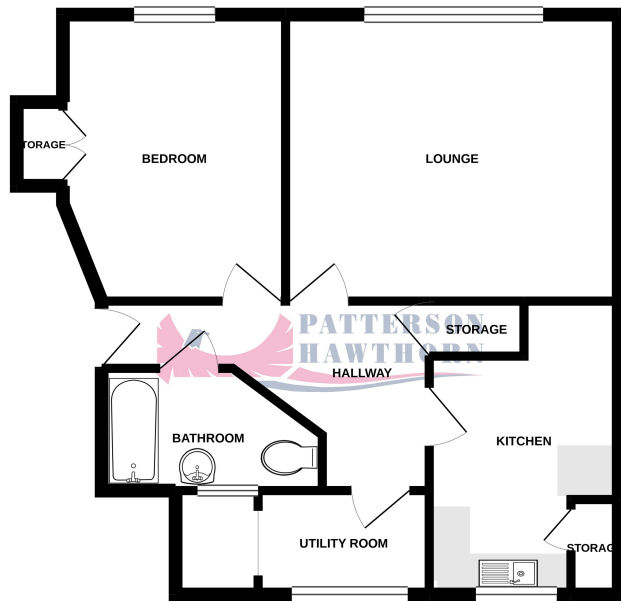


GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.
While 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 mis-statement. This plan is for illustrative purposes only and should be used on 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.
Issue with Reference: 10/2021

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | |
| (55 to 68) D | 64 | 64 |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC | |

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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor.

Front Entrance

Via hardwood door opening into:

Hallway

Built in storage cupboard, radiator, wood grain effect vinyl flooring.

Bedroom One

3.84m x 2.87m (12' 7" x 9' 5") Double glazed windows to front, radiator, built in storage cupboards, fitted carpet.

Bedroom Two

2.8m x 1.56m (9' 2" x 5' 1") Opaque double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin, part tiled walls, vinyl flooring.



Reception Room

4.9m x 3.81m (16' 1" x 12' 6") Double glazed windows to front, radiator, fitted carpet.

Kitchen

3.37m x 2.49m (11' 1" x 8' 2") Double glazed windows to front, radiator, fitted carpet.

Utility Room

3.96m x 1.0m (13' 0" x 3' 3") Double glazed windows to rear.

EXTERIOR

Rear Garden

Approximately 34ft x 25ft - Mostly laid to lawn with two large timber sheds.

