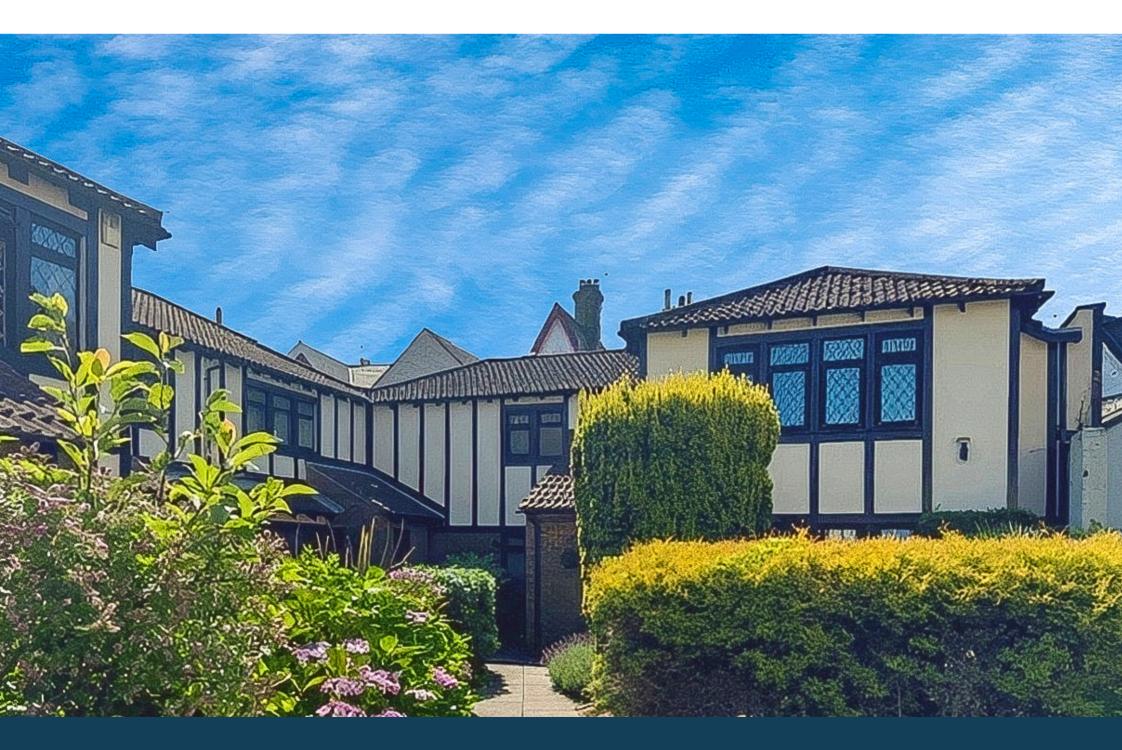
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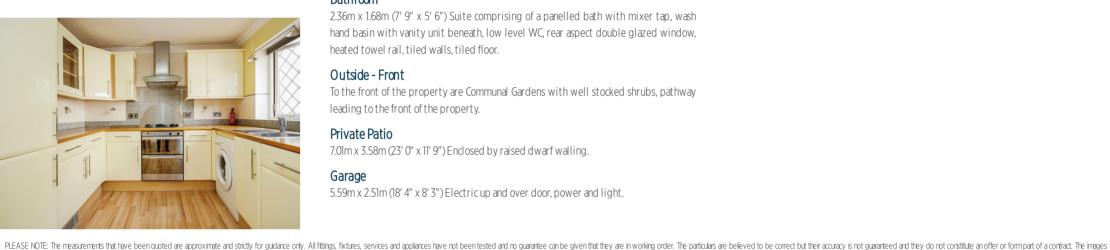


TOTAL FLOOR AREA: 889 sq.ft. (8.2.6 sq.m.) approx. Whilst every attempt has been made to ensure the area of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, or discors, windows, rooms and any other items are approximate and no responsibility is taken for any error, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliance shown have not been tested and no guarantee as to three the area of the services. Such as the services of the ser









Entrance Hall

Radiator, storage cupboard.

Living/Dining Room

6.53m x 5.54m (21' 5" x 18' 2") Max. Open plan, front aspect double glazed window, radiator, electric log effect fire with brick effect fire surround, double glazed door to private patio area, two rear aspect windows, side aspect window.

Kitchen

 $2.77m \times 2.31m$ (9' 1" \times 7' 7") Fitted Kitchen with a rang e of matching wall mounted and base units, inset sink unit, space and plumbing for washing machine, integrated washer/dryer, inset four ring gas burner hob, inset double oven, double glazed side aspect window.

First Floor Landing

Double opening doors to a cupboard housing a water tank and boiler, Velux style window.

Bedroom One

 $4.29 \text{m} \times 3.68 \text{m} (14' \, 1'' \times 12' \, 1'')$ Front aspect double glazed window, radiator, two double opening wardrobes providing ample hanging space and shelving for storage, single wardrobe with drawer.

1.85m x 1.63m (6' 1" x 5' 4") Rear aspect double glazed window, corner tiled shower cubicle with wall mounted shower, low level WC, wash hand basin with vanity unit beneath, heated towel rail, radiator, tiled walls.

Bedroom Two

2.77m x 2.67m (9' 1" x 8' 9") Side aspect double glazed window, radiator, double wardrobe, wash hand basin.

Bathroom

2.36m x 1.68m (7' 9" x 5' 6") Suite comprising of a panelled bath with mixer tap, wash hand basin with vanity unit beneath, low level WC, rear aspect double glazed window, heated towel rail, tiled walls, tiled floor.

Outside - Front

To the front of the property are Communal Gardens with well stocked shrubs, pathway leading to the front of the property.

Private Patio

7.01m x 3.58m (23' 0" x 11' 9") Enclosed by raised dwarf walling.

 $5.59 \text{m} \times 2.51 \text{m} (18' 4" \times 8' 3")$ Electric up and over door, power and light.

Additional Information

Tenure - Share Of Freehold Length Of Lease - 999 Years From 25th December 1984

Service Charge - £800 per annum inclusive of buildings insurance

Council Tax Band - C EPC Rating - D (62)









