



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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 mis-statement. 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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**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 x 2.31m (9' 1" x 7' 7") Fitted Kitchen with a range 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**

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

**En-Suite**

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.

**Garage**

5.59m x 2.51m (18' 4" x 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)



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