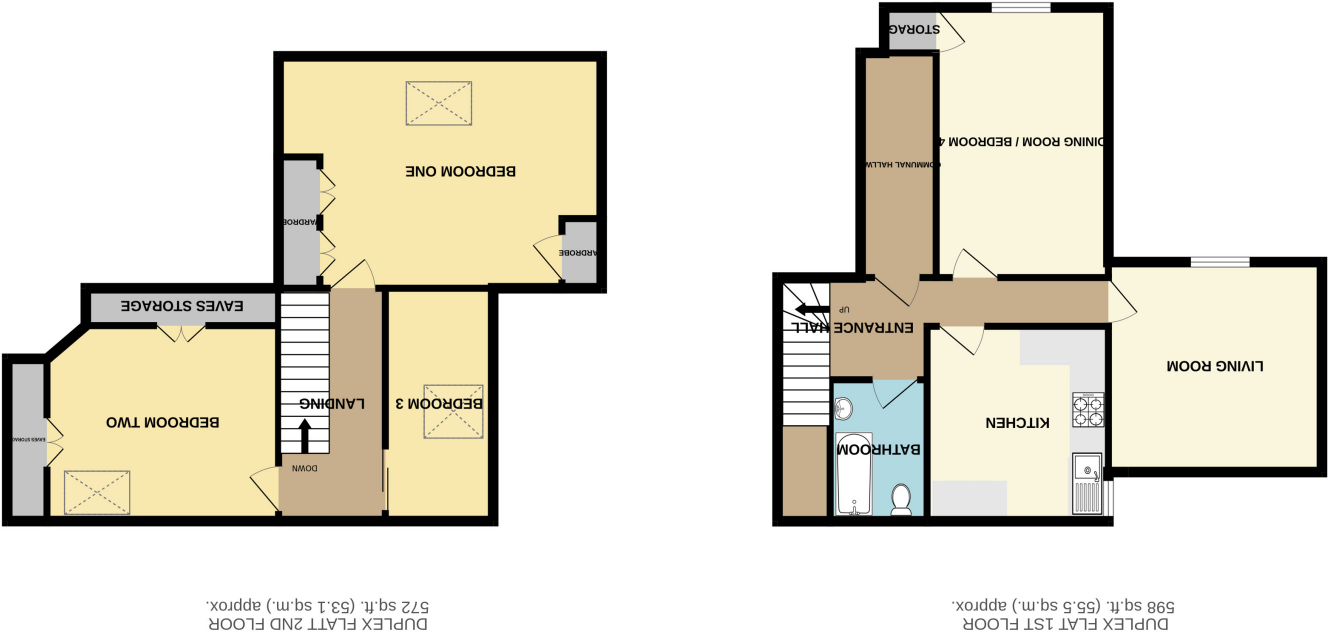


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

Energy Efficiency Rating		
Potential	Current	
Very energy efficient - lower running costs	A	(92+)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
66	46	
England, Scotland & Wales		
EU Directive 2002/91/EC		





COMMUNAL ENTRANCE

Into hallway, stairs to accommodation.

INNER HALLWAY

Half return stair case rising to bedrooms to the second floor with a built in storage cupboard beneath housing recently installed consumer unit.

LOUNGE

12' 0" x 11' 9" (3.66m x 3.58m)
Double glazed window to front, radiator, feature fireplace, dado rail, coved cornice to ceiling edge

DINING ROOM / BEDROOM FOUR

15' 5" x 9' 9" (4.70m x 2.97m) Double glazed window to front, dado rail, coved cornice to ceiling edge.

KITCHEN BREAKFAST ROOM

11' 0" x 10' 2" (3.35m x 3.10m) Double glazed window to side, fitted with a range of eye and base level units with ample working surfaces over and comprising a sink and drainer unit, integrated oven and hob, space for washing machine and further domestic appliances, partly tiled walls in complimentary ceramics.

BATHROOM

Modern three piece suite comprising a panelled bath with shower above, low level W.C and pedestal wash hand basin. Tiling to walls in complimentary ceramics, radiator.

FIRST FLOOR LANDING

Doors to:



BEDROOM ONE

13' 0" x 11' 6" (3.96m x 3.51m)
Skylight window, radiator, smooth ceiling.

BEDROOM TWO

12' 9" x 10' 8" (3.89m x 3.25m)
Skylight window, fitted wardrobe, radiator, smooth ceiling

BEDROOM THREE

12' 7" x 6' 0" (3.84m x 1.83m)
Skylight window, radiator, smooth ceiling.

PARKING

Residents Parking with 2 allocated spaces.

COMMUNAL GARDEN TO REAR OF PROPERTY

LEASEHOLD & GENERAL INFO

NEWLY EXTENDED LEASE WITH 152 YEAR TERM - PEPPERCORN
GROUND RENT.
COUNCIL TAX BAND A - THE LOWEST BAND!
RECENTLY FITTED CONSUMER UNIT
GAS CENTRAL HEATING
LARGE AMOUNTS OF EAVES / ATTIC STORAGE

