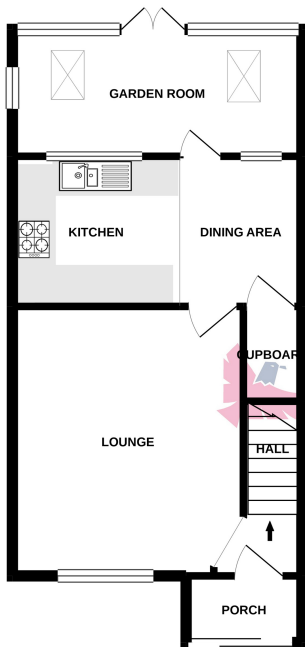


GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		90
(69 to 80) C		
(55 to 68) D	68	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		90
(69 to 80) C		
(55 to 68) D	68	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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- THREE LARGE BEDROOMS
- MID TERRACE HOUSE
- IMMACULATE THROUGHOUT
- TWO RECEPTION ROOMS
- RE-FITTED KITCHEN & BATHROOM
- CLOSE TO AMENITIES & SCHOOLS
- IDEAL FIRST TIME BUY
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via uPVC framed sliding door into storm porch, wood grain effect laminate flooring, second door uPVC opening into:

Hallway

Grey wood grain effect laminate flooring, stairs to first floor.

Lounge

4.14m x 3.67m (13' 7" x 12' 0") Double glazed windows to front, radiator, grey wood grain effect laminate flooring.

Kitchen

4.67m x 2.38m (15' 4" x 7' 10") Inset spotlights to ceiling, double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with extendable mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for free standing fridge freezer, large under-stairs storage cupboard, tiled splash backs, radiator, grey wood grain effect laminate flooring.

Orangery

4.46m x 2.12m (14' 8" x 6' 11") Lantern style skylight windows to ceiling, inset spotlights to ceiling, double glazed windows to rear, two radiators, grey wood grain



FIRST FLOOR

Landing

Loft hatch with integrated ladder to ceiling leading to partially boarded loft, fitted carpet.

Bedroom One

4.38m x 2.98m (14' 4" x 9' 9") into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.0m x 2.23m (9' 10" x 7' 4") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.14m > 2.31m (10' 4" > 7' 7") x 2.27m (7' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.23m x 1.69m (7' 4" x 5' 7") Opaque double glazed windows to rear, inset spotlights to ceiling, P-shaped panelled bath, rainfall shower, low level flush WC, hand wash basin with chrome waterfall mixer tap, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 40ft x 18ft - Immediate paved area, remainder laid to lawn with timber shed to rear, access to front via timber gate through shared walkway.

Front Entrance

Fully paved giving off street parking for two vehicles.

