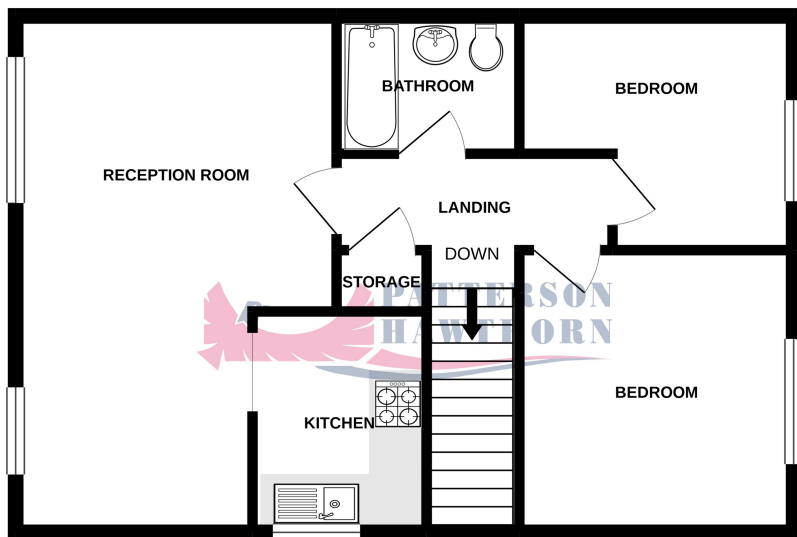


GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 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. Made with Metrepx ©2020



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		77
(55 to 68) <b>D</b>	62	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		79
(55 to 68) <b>D</b>	60	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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## GROUND FLOOR

### **Front Entrance**

Via uPVC door opening into:

### **Hallway**

Fitted carpet, stairs to first floor.

## FIRST FLOOR

### **Landing**

Inset spotlights to ceiling, loft hatch to ceiling with integrated stepladder leading to part boarded loft, built in storage cupboard, radiator, fitted carpet.

### **Reception Room**

5.94m x 3.63m (19' 6" x 11' 11") > 2.73m (8' 11") Double glazed windows to front, two radiators, laminate flooring.

### **Kitchen**

2.41m x 2.0m (7' 11" x 6' 7") Inset spotlights to ceiling, double glazed windows to side, range of matching wall and base units, laminate work surface, inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, laminate flooring.



### **Bedroom One**

3.13m x 3.11m (10' 3" x 10' 2") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Two**

3.15m x 2.69m (10' 4" x 8' 10") > 1.66m (5' 5") Inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring.

### **Bathroom**

2.11m x 1.63m (6' 11" x 5' 4") Inset spotlights to ceiling, low level flush WC, hand wash basin, panelled bath with shower attachment, separate rainfall shower, tiled walls, radiator, tiled flooring.

## EXTERIOR

### **Rear Garden**

Approximately 27ft x 21ft - Laid to lawn with wrap-around hard standing path.

### **Garage In Block**

5.21m x 2.44m (17' 1" x 8' 0") Metal up and over door to front with a four point lock, gravel drive in front of garage giving off street parking with security parking post.