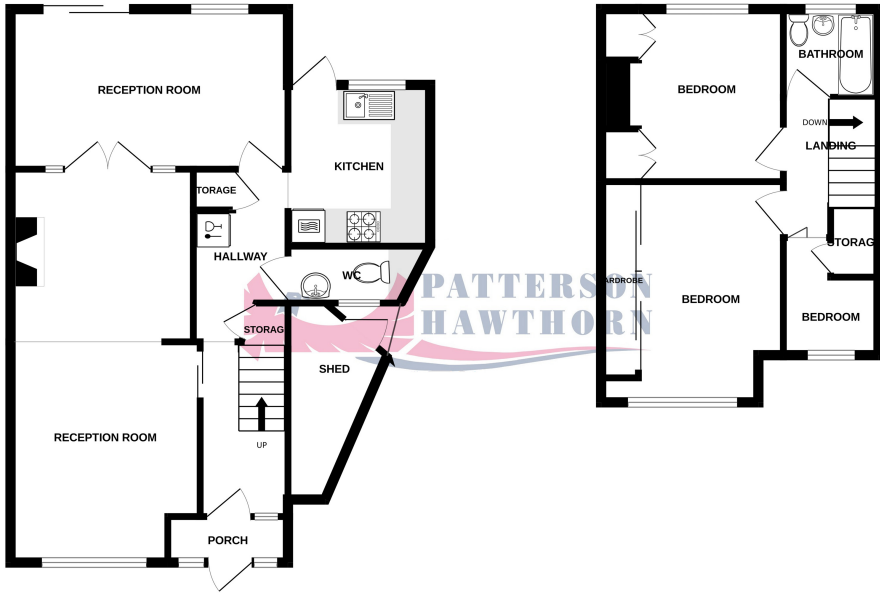


GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	82
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via composite door opening into porch, double glazed windows to front, second front entrance via hardwood door opening into:

Hallway

Opaque fixed window to front, radiator, under stairs storage cupboard housing gas and electricity metres, additional built in storage cupboard, base unit housing dishwasher, fitted carpet.

Reception Room One

6.96m x 3.35m (22' 10" x 11' 0") Double glazed windows to front, radiator, feature gas fireplace, fitted carpet, hardwood framed double doors to rear opening into:

Reception Room Two

4.88m x 2.81m (16' 0" x 9' 3") Double glazed windows to rear, two radiators, fitted carpet, uPVC framed sliding door to rear opening to rear garden.

Kitchen

2.83m x 2.49m (9' 3" x 8' 2") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, space and plumbing for washing machine, space for fridge, Integrated oven, integrated microwave grill, four ring gas hob, extractor hood, tiled splash backs, radiator, laminate flooring, uPVC door to rear opening to rear garden.



Ground Floor WC

Opaque double glazed window to side, low-level flush WC, hand wash basin, radiator, part tiled walls, laminate flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to loft with lighting, fitted carpet.

Bedroom One

3.82m x 3.2m (12' 6" x 10' 6") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.04m x 3.2m (Into fitted wardrobes) (10' 0" x 10' 6") Double glazed windows to rear, radiator, fitted wardrobes, fitted over bed units, fitted carpet.

Bedroom Three

2.05m x 1.87m (6' 9" x 6' 2") Double glazed windows to front, radiator, fitted shelving units and built-in storage cupboards, laminate work surface, laminate flooring.

Bathroom

1.87m x 1.81m (6' 2" x 5' 11") Double glazed windows to rear, low-level flush WC, hand wash basin inset within base unit, panelled bath, shower, tiled walls, chrome hand towel radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 25' Immediate wrap-around paved pathway, remainder laid to lawn with various bush and plant borders, detached brick outbuilding with power and lighting, access to front via metal and timber gates, attached timber shed to side with power and lighting.

Front Exterior

Fully paved giving off street parking.

