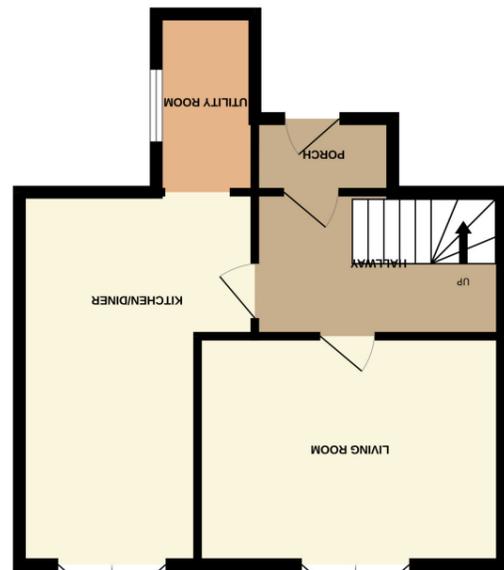
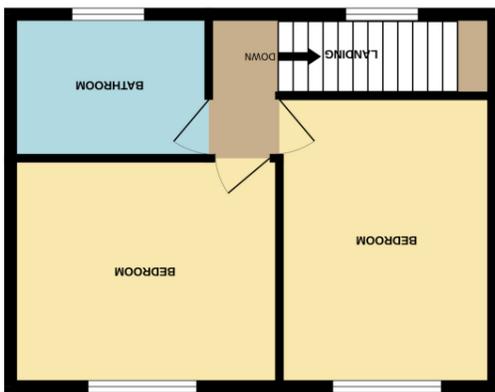


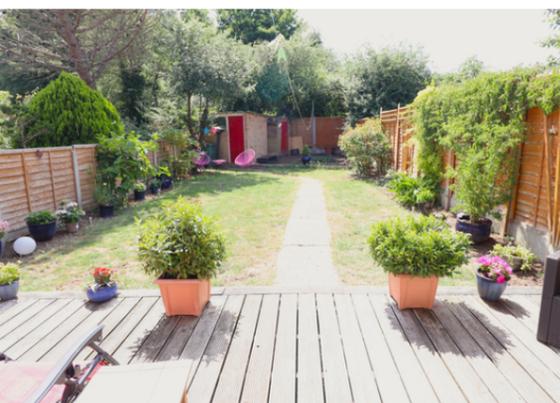
Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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
81	63
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs 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)	



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.
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PROPERTY FRONTAGE

Attractive frontage with: Paved Path; Bordered Shrubs; Low Brick-Built Front Boundary.

PORCH

6' 4" x 3' 5" (1.93m x 1.04m) Laminate Flooring; Ceiling Spot Lights.

HALLWAY

Laminate Flooring; Radiator; Ceiling Light Fitting; Carpeted Stairs to Upper Floor; Doors to Living Room and Kitchen.

LIVING ROOM

14' 0" x 10' 6" (4.27m x 3.20m) Beautiful, Light & Bright! A lovely living room boasting: Double French Doors to Rear Garden; Feature Fireplace; Laminate Flooring; Radiator; Ceiling Light Fittings; Wall-Mounted Light Fittings; Recessed Shelving.

KITCHEN/DINING

17' 0" x 8' 2" (5.18m x 2.49m) Modern fitted kitchen with ample wall and base units. Integrated appliances to include: Neff Electric Oven and Hob; Chimney Extractor; Fridge; Freezer; Mixer Tap to Stainless Steel Sink. Tiled Flooring; Tiled Splashbacks; Radiator; Ceiling Light Fittings. French Doors leading to rear garden.

UTILITY ROOM

8' 2" x 4' 5" (2.49m x 1.35m) A useful addition to the kitchen is the utility room with: Space for Washing Machine and Dryer; Tiled Flooring; Potterton Boiler.



FIRST FLOOR LANDING

11' 0" x 5' 11" (3.35m x 1.80m) Plus Storage Cupboard measuring 2 ft 4 ins x 1 ft 2 ins. Carpeted Hallway with Doors to: Bedrooms and Bathroom. Access to Loft.

BATHROOM

9' 5" x 5' 5" (2.87m x 1.65m) Stylish and modern three-piece suite, comprising of: P-Shaped Bath with Wall-Mounted Shower plus Hand Held Shower; Glass Shower Screen; Large Vanity Unity; Mixer Tap to Basin. Wall-Mounted Towel Radiator; Ceiling Light Fittings; Tiled Walls.

BEDROOM ONE

13' 0" x 9' 10" (3.96m x 3.00m) Spacious, light & bright double bedroom with: Built-in-Storage/Robe; Timber Effect Laminate Flooring; Ceiling Light Fittings; Radiator.

BEDROOM TWO

12' 5" x 10' 7" (3.78m x 3.23m) Spacious double bedroom with: Mirrored Sliding Door Robes; Timber Effect Laminate Flooring; Ceiling Light Fittings; Radiator; Blinds to Double Glazed Window.

REAR GARDEN

Approximately 70 ft. West is Best! Beautiful, Sunny, Colourful; Well-Maintained Rear Garden boasting: Large Decked Al-Fresco Dining Area; Low Maintenance Lawn; Timber Fenced Boundaries; Brick-Built Shed and Timber Shed to Rear.

ADDITIONAL INFORMATION

New Carpet to Hallway, Stairs and Landing.
New Laminate Flooring
Glass Panel Balustrade Fitted
Boiler Annually Serviced

