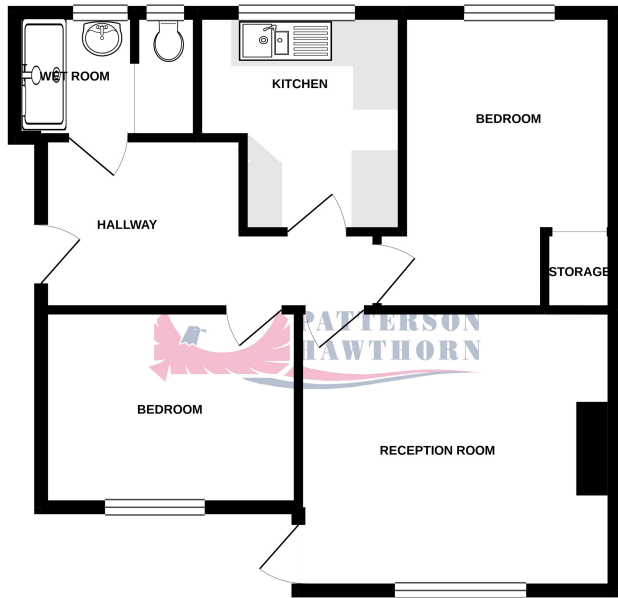


GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 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 here are not tested and no guarantee as to their operability or efficiency can be given.
Issue with Reference: 10/2021

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

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GROUND FLOOR

Communal Front Entrance

Via security phone entry system.

Private Front Entrance

Via hardwood door, opening into:

Hallway

Small storage cupboard housing electricity meter and fuse box, further base level ceiling high storage cupboard, radiator, tiled flooring.

Reception Room

4.1m x 3.64m (13' 5" x 11' 11"). Double glazed windows to front, radiator, laminate flooring, uPVC framed door to side leading to private front garden.

Bedroom One

3.93m x 2.74m (12' 11" x 9' 0"). Double glazed windows to rear, radiator, built-in storage cupboard, laminate flooring.



Bedroom Two

3.34m x 2.56m (10' 11" x 8' 5"). Double glazed windows to front, radiator, fitted carpet.

Kitchen

2.97m (max) x 2.71m (9' 9" x 8' 11"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink and drainer with chrome mixer tap, space for double cooker, space and plumbing for washing machine, space for freestanding fridge freezer, breakfast bar area, tiled splash backs, radiator, tiled effect vinyl flooring.



Wet Room

2.36m x 1.69m (7' 9" x 5' 7"). Opaque double glazed windows to rear, low-level flush WC, hand wash basin, mobility shower, part tiled walls, non-slip vinyl flooring, radiator.



EXTERIOR

Private Front Garden

Approx 31'. Immediate sheltered hard standing area with space for tumble dryer, raised brick flowerbed, remainder laid to lawn, timber shed.



Communal Rear Garden

Mostly laid to lawn.