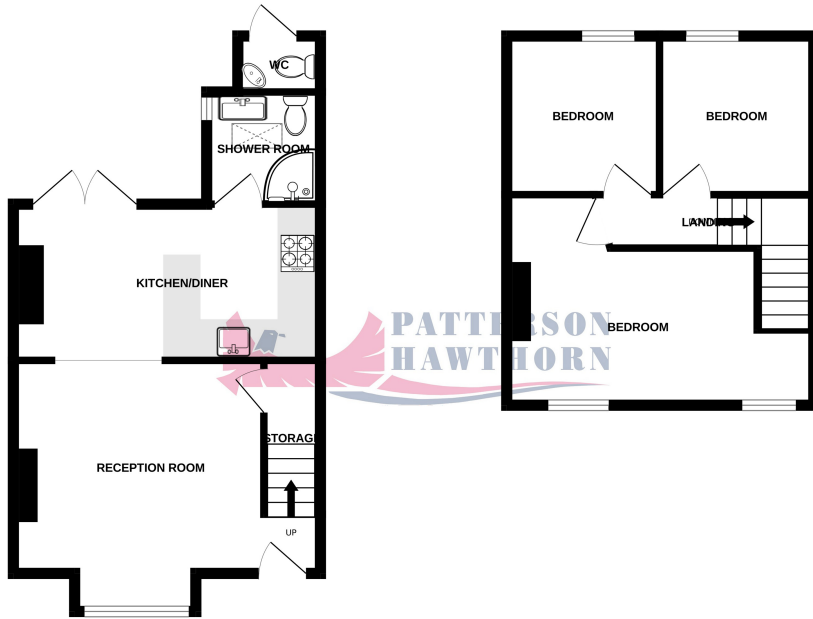


GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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 Metropix 6/2022

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (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 front door with fixed double glazed obscure window panel into:

Reception Room

16' 2" x 11' 2" (4.93m x 3.41m). Inset spotlights to ceiling, uPVC framed double glazed fixed and casement window with opening fanlights to front, radiator to front, under stairs storage cupboard housing gas meter, feature fireplace to side, wood grain effect laminate flooring, stairs to first floor.

Kitchen/Diner

16' 3" x 8' 4" (4.95m x 2.53m). Inset spotlights to ceiling, a range of matching wall and base units, granite work surfaces, one and a half inset sink and drainer with chrome mixer tap, integrated oven, four ring gas hob, extractor hood, integrated washing machine, integrated dishwasher, radiator to side, tiled flooring. Dining area: Wood grain effect laminate flooring, uPVC framed double doors with fixed double glazed window panels opening to rear garden.



Ground Floor Bathroom

Skylight window to ceiling, spotlights to ceiling, uPVC framed double glazed opaque fixed window with opening fanlight to side, shower cubicle, low level flush WC, hand wash basin with chrome mixer tap inset to vanity unit, tiled splash back, tiled flooring.

FIRST FLOOR

Landing

Access to loft, spotlights to ceiling, fitted carpet.

Bedroom One

16' 3" x 11' 1" (4.95m x 3.37m) > 8' 4" (2.54m) Inset spotlights to ceiling, two uPVC framed double glazed windows to front, feature fireplace to side, radiator to side, fitted carpet.

Bedroom Two

8' 5" x 7' 11" (2.56m x 2.41m). Inset spotlights to ceiling, uPVC framed double glazed fixed window with opening fanlight to rear, radiator to side, fitted carpet.

Bedroom Three

8' 4" x 7' 11" (2.53m x 2.42m). Inset spotlights to ceiling, uPVC framed double glazed fixed and casement window to rear, radiator to rear, fitted carpet.

EXTERIOR

Rear Garden

Approximately 30' x 17'. Immediate paved area, remainder laid to artificial grass, external WC, access to rear via timber gate.

Front Exterior

Artificial lawn, timber gate.

