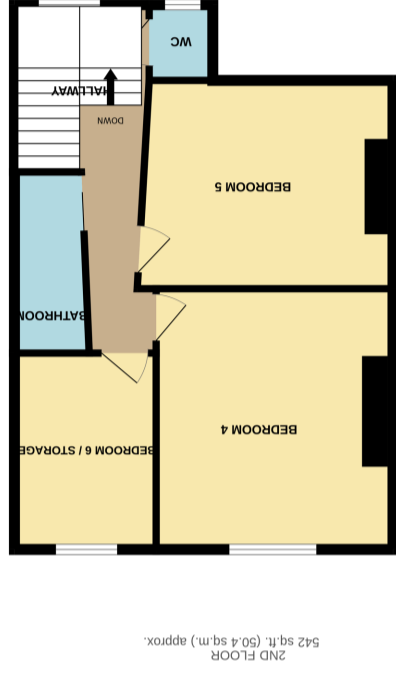
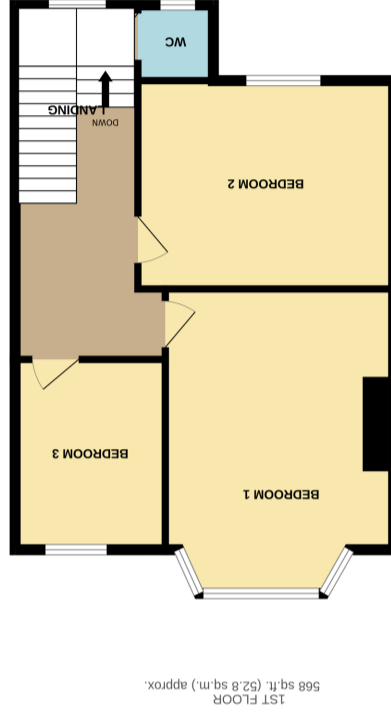


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	58
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	





### Entrance

Via front aspect double glazed composite door through to the Entrance Hall.

### Entrance Hall

Very spacious Entrance Hall, radiator, stairs leading to the first floor accommodation.

### Living Room

5.00m x 5.00m (16' 5" x 16' 5") Max into bay. Very spacious room, high ceilings, feature coving, ceiling light point, gas fire (not tested), front aspect double glazed bay window, radiator, three wall light points.

### Dining Room/Second Reception

3.41m x 3.55m (11' 2" x 11' 8") Rear aspect double glazed window, sliding door giving access through to the Courtyard Garden, doors to storage cupboards, gas fire (not tested), power points, radiator, archway leading through to the Kitchen.

### Kitchen

2.33m x 1.21m (7' 8" x 4' 0") Stainless steel sink unit with mixer tap, space for gas cooker, side aspect double glazed window, rear aspect single glazed window, coved ceiling, ceiling light point.

### Utility Room

2.33m x 2.02m (7' 8" x 6' 8") Max. Base units with work surfaces over, wall mounted boiler serving domestic hot water and central heating systems, space for washing machine, space for fridge freezer, doors to under stairs storage cupboards housing the gas meter, rear aspect door giving access through to the Courtyard Garden.

### First Floor Landing

Approached via a returning staircase with rear aspect double glazed window, split level, radiator, stairs leading to the second floor.

### WC

Close coupled WC, rear aspect window.

### Bedroom One

5.01m x 3.75m (16' 5" x 12' 4") Max into bay. Front aspect double glazed bay window, sink unit with cupboards beneath, radiator, power points, feature high ceilings, period coving, power points.



### Bedroom Two

3.83m x 3.40m (12' 7" x 11' 2") Rear aspect double glazed window, power points, pedestal wash hand basin, two storage cupboards, radiator, ceiling light point.

### Bedroom Three

3.12m x 2.51m (10' 3" x 8' 3") Spacious room, front aspect double glazed window, pedestal wash hand basin, corner tiled shower cubicle with electric shower, power points, period coving.

### Second Floor Landing

Via a returning staircase, rear aspect double glazed window, split level.

### WC

Low flush WC, rear aspect window, ceiling light point, hatch providing access through to the loft space.

### Bedroom Four

4.32m x 3.87m (14' 2" x 12' 8") Spacious room, front aspect double glazed window, gas fire (not tested), power point.

### Bedroom Five

4.25m x 3.41m (13' 11" x 11' 2") Rear aspect double glazed window, sink unit with cupboard beneath, power points, ceiling light point.

### Bedroom Six/Store Room

3.24m x 2.38m (10' 8" x 7' 10") Sink unit with pillar taps, front aspect double glazed window, ceiling light point, power points.

### Second Floor Shower Room

Wash hand basin with cupboards beneath, paneled bath with tiled surround, shower unit over, ceiling light point, extractor, part tiled walls.

### Courtyard Garden

Area of hard standing, retaining wall, door to an outside storage cupboard.

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

