













Ground Floor

Entrance Porch

Smooth set ceiling, double glazed single door with frosted glass to the front aspect and vinyl flooring.

Entrance Hallway

Smooth set ceiling, ceiling light, wooden door with frosted glass to the front aspect, radiator, power points and laminate flooring.

Living Room

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, cupboard with the consumer unit enclosed, feature electric fireplace, power points, television point and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, UPVC double glazed single door with frosted glass to the side aspect, wall and base fitted units, five ring gas hob with integrated oven and stainless-steel overhead extractor fan, stainless steel sink with drainer, integrated dishwasher, radiator, power points and laminate flooring.

Utility Room

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, space for a longline fridge/freezer, space for a washing machine, wall mounted sink and laminate flooring.

Downstairs W/C

Smooth set ceiling, ceiling light, toilet and laminate flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, loft hatch (partially boarded), smoke alarm, wooden balustrades and carpeted flooring.



Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the front aspect, feature fireplace, power points and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, power points, feature fireplace and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with waterfall shower, extra shower head and glass shower screen, pedestal sink, toilet, stainless steel heated towel rail, fitted storage with the combination boiler enclosed, feature fireplace and laminate flooring.

Separate W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet and vinyl flooring.

Outside

Garden

Laid to lawn with decking and concrete area, side gated access, surrounding wooden fences, surrounding shrubbery and outside tap.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £4,500
Additional Property: £19,000