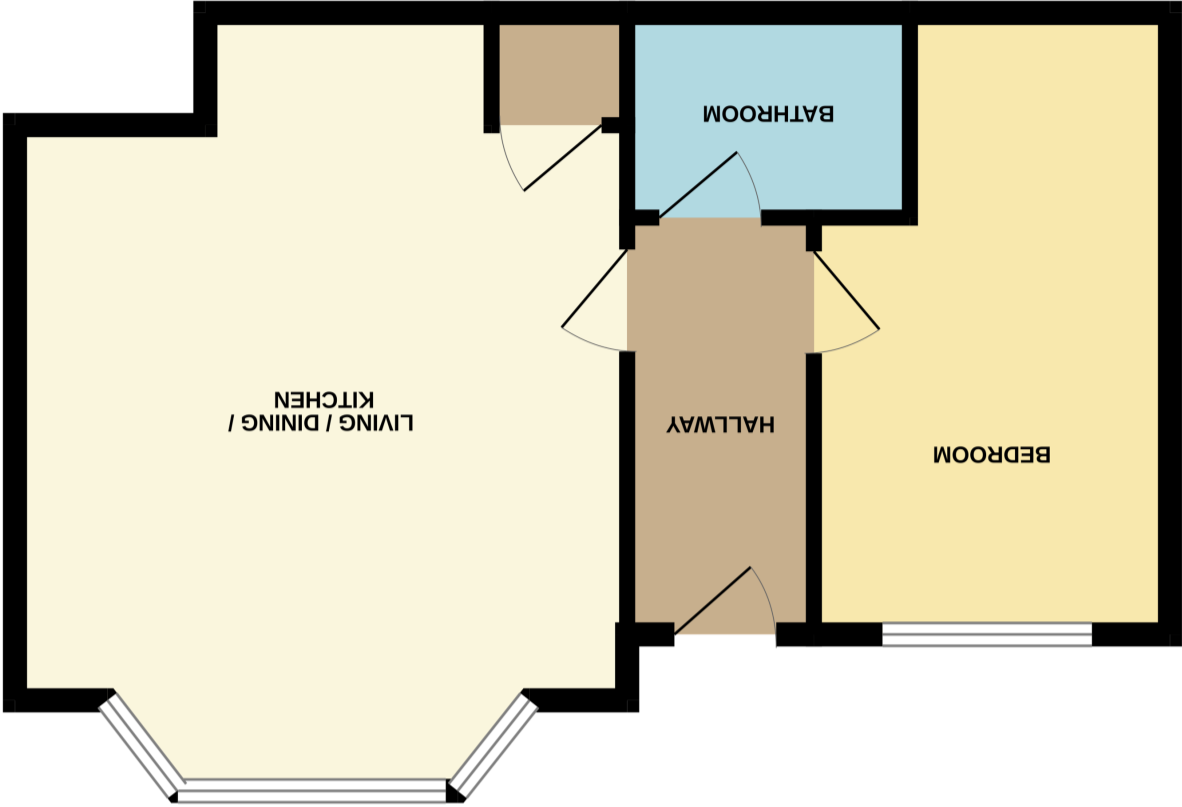


TOTAL FLOOR AREA : 460 sq.ft. (42.8 sq.m.) approx.

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.

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GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
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)		
Not energy efficient - higher running costs		
Potential		
Current		
75		
42		





Entrance

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

Entrance Hall

Spacious Entrance Hall, wood effect laminate flooring, electric heater.

Living/Dining/Kitchen

5.80m x 4.58m (19' 0" x 15' 0") Max into bay. Living/Dining Area: Continuation of wood effect laminate flooring, high ceiling, coved ceiling, ceiling light point, front aspect double glazed bay window, two electric heaters.

Kitchen Area: Solid oak work surfaces, butler sink, mixer tap, cupboards beneath, space for cooker, plate rack, door to a cupboard housing a hot water cylinder and washing machine.

This room is a very impressive room.

Bedroom

4.52m x 2.84m (14' 10" x 9' 4") Max. Spacious double room, front aspect double glazed window, power points, coved ceiling, ceiling light point, electric heater.



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 item shown will be included in the property.

