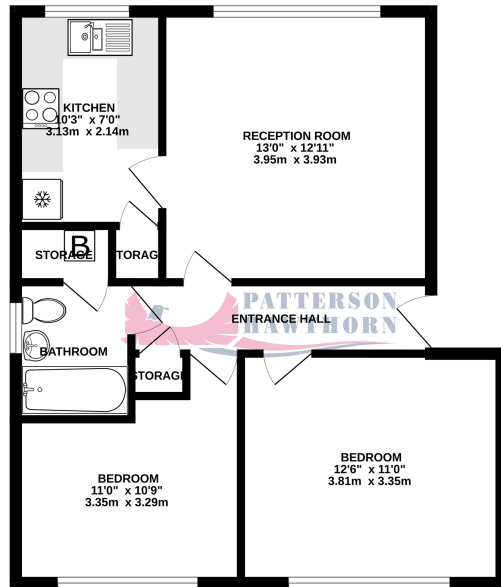


GROUND FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA - 582 sq ft. (54.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of flats, wall-to-wall, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Allotree iCCTM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Guide Price £260,000

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## **GROUND FLOOR**

### **Communal Entrance**

Leading to:

### **Private Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Radiator, built-in storage cupboard housing fuse box, fitted carpet.

### **Reception Room**

3.95m x 3.93m (13' 0" x 12' 11") Double glazed windows to front, radiator, fitted carpet.



### **Kitchen**

3.12m x 2.14m (10' 3" x 7' 0") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler-style sink and drainer with mixer tap, space plumbing for appliance, oven with four ring electric hob, extractor hood, freestanding fridge freezer (to remain), tiled splash backs, vinyl flooring.



### **Bedroom One**

3.8m x 3.35m (12' 6" x 11' 0") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Two**

3.29m x 2.73m (10' 10" x 8' 11") > 2.39m (7' 10") Double glazed windows to rear, radiator, fitted carpet.



### **Bathroom**

2.0m x 1.69m (6' 7" x 5' 7") Obscure double glazed windows to side, low level flush WC, hand wash basin, panelled bath with shower, built-in storage cupboard housing boiler, tiled walls, vinyl flooring.

## **EXTERIOR**

### **Rear Exterior**

Communal gardens.

### **Front Exterior**

One allocated parking space.

