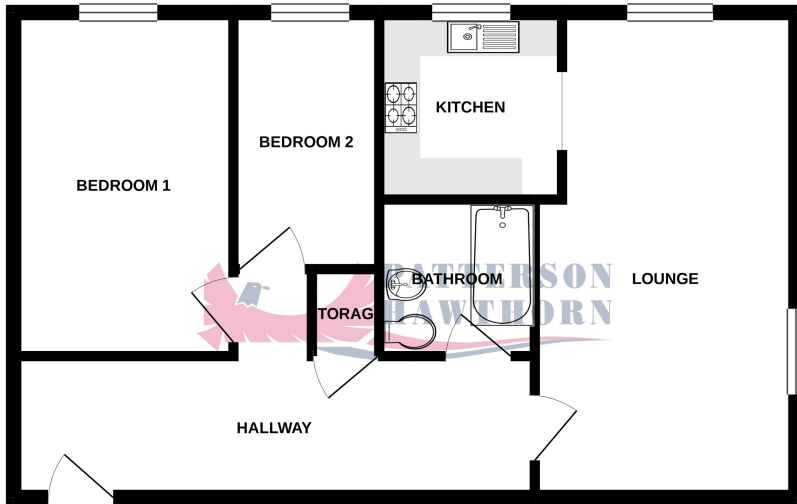


GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	48	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

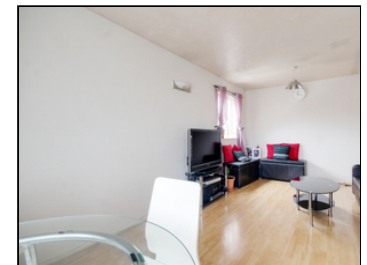
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		71
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>	30	
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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- IDEAL FIRST TIME BUY/INVESTMENT
- NO ONWARD CHAIN



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## **GROUND FLOOR**

### **Communal Entrance**

Via Security phone entry system, stairs to:

## **SECOND FLOOR**

### **Front Entrance**

Via hardwood door into:

### **Hallway**

Loft hatch with integrated step ladder to ceiling leading to loft, electric storage heater to side, built in storage cupboard, fitted carpet.

### **Bedroom One**

4.03m x 2.56m (13' 3" x 8' 5") Double glazed windows to rear, electric heater to side, fitted carpet.

### **Bedroom Two**

3.02m x 1.73m (9' 11" x 5' 8") Double glazed windows to rear, electric heater to side, fitted carpet.



### **Bathroom**

2.05m x 1.68m (6' 9" x 5' 6") Panelled bath with shower attachment, low level flush WC, hand wash basin, tiled walls, tiled flooring.

### **Lounge / Diner**

5.35m x 3.07m (17' 7" x 10' 1") > 2.61m (8' 7") Double windows to rear and side, wood grain effect laminate flooring.



### **Kitchen**

2.15m x 2.2m (7' 1" x 7' 3") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated oven, four ringed electric hob, extractor hood, space for free standing fridge freezer, tiled splash backs, wood grain effect vinyl flooring.

