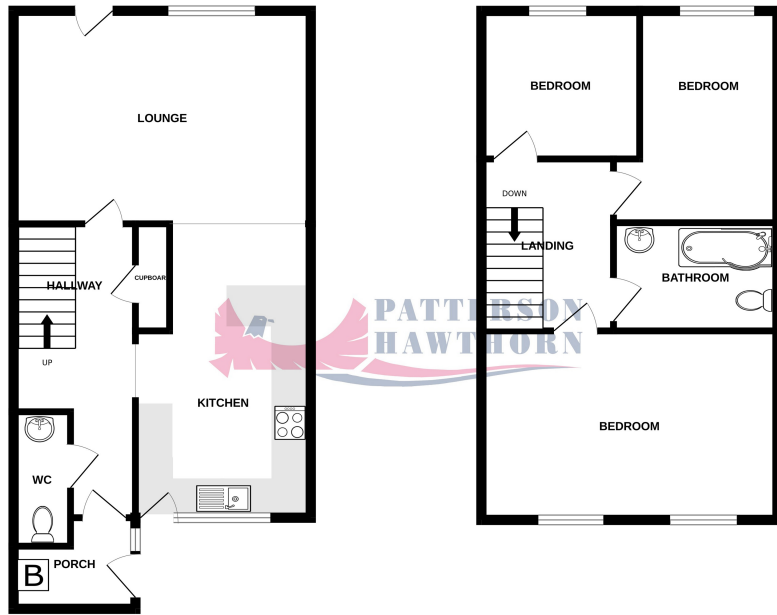


GROUND FLOOR

1ST FLOOR



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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreze 10/2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		75	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch; boiler, storage space, tiled flooring, opaque double glazed windows to front, hardwood door opening into:

### **Hallway**

Built in storage cupboard housing gas and electricity metres and fuse box, radiator, tiled flooring, stairs to first floor.

### **Ground Floor WC**

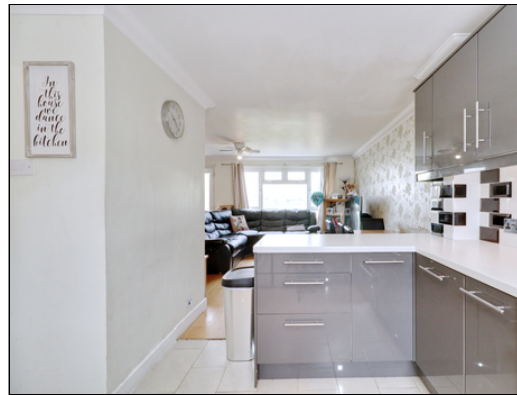
Low-level flush WC, hand wash basin with mosaic tiled splash backs, tiled flooring.

### **Reception Room**

4.87m x 4.52m (16' 0" x 14' 10") Double glazed windows to rear, radiator, hardwood flooring, uPVC door to rear opening to rear garden.

### **Kitchen**

3.27m x 2.97m (10' 9" x 9' 9") Spotlight bar to ceiling, double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, integrated double oven, four ring induction hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge/freezer, tiled splash backs, tiled flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, fitted carpet.

### **Bedroom One**

4.87m x 2.8m (16' 0" x 9' 2") Double glazed windows to front, two radiators, fitted carpet.



### **Bedroom Two**

3.21m x 2.54m (10' 6" x 8' 4") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.2m x 1.93m (7' 3" x 6' 4") Double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

2.41m x 1.78m (7' 11" x 5' 10") Panelled bath, shower, low level flush WC, hand wash basin inset within base units, part tiled walls, chrome hand towel radiator, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 30' Immediate raised patio, hard standing area to rear, two timber sheds to rear, remainder laid to lawn.

### **Front Exterior**

Hard standing path to front and communal permit parking.

