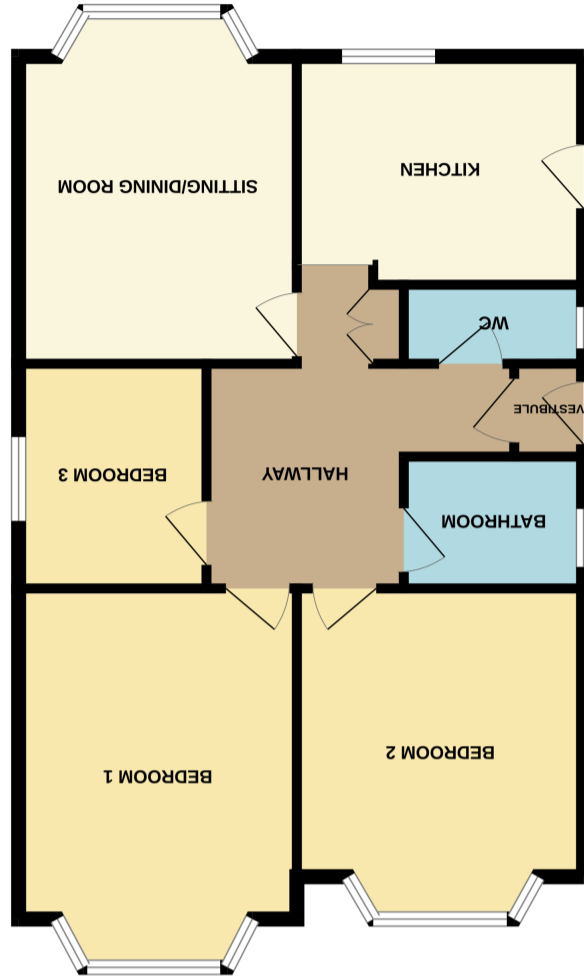
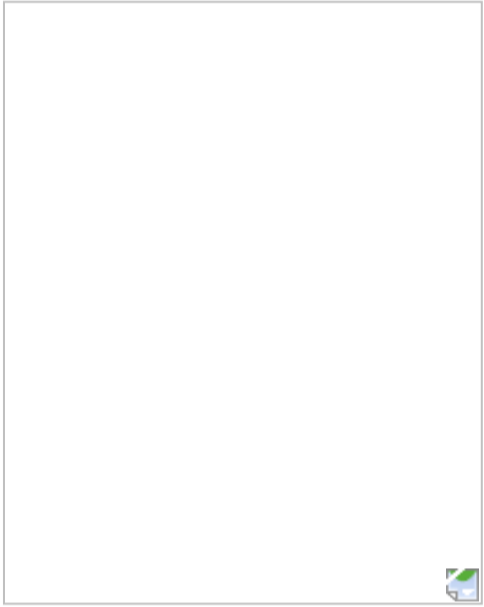


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.
Made with Metropix 2024



GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.





Entrance

Via side aspect double glazed door through to the Entrance Vestibule.

Entrance Vestibule

Single glazed door leading through to the Entrance Hall.

Entrance Hall

Access to all principle rooms, naturally covered ceiling, ceiling light point, power points, cupboard housing an electric meter, double doors to a storage cupboard, radiator.

Living Room

4.22m x 3.37m (13' 10" x 11' 1") Max into bay. Rear aspect double glazed bay window, picture rail, power points, TV point, radiator.

Kitchen

3.46m x 2.73m (11' 4" x 8' 11") A good range of matching wall mounted and base units with oak work surfaces over, stainless steel sink unit with mixer tap, space for dishwasher and washing machine, space for fridge-freezer, rear aspect double glazed window, inset four ring Bosch gas burner hob with extractor hood over, integrated oven beneath, wood effect laminate flooring, coved ceiling, two ceiling light points, part tiled walls, power points, side aspect double glazed door giving access through to the Rear Garden.

Bedroom One

4.52m x 3.33m (14' 10" x 10' 11") Max into bay. Front aspect double glazed bay window with fitted shutter, coved ceiling, smooth plastered ceiling, inset to ceiling spot lights, radiator, power points.

Bedroom Two

3.93m x 3.44m (12' 11" x 11' 3") Max into bay. Smooth plastered ceiling, inset to ceiling spot lights, front aspect double glazed bay window, fitted shutter, radiator, power points.



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 items shown will be included in the property.



Bedroom Three/Study

2.69m x 2.26m (8' 10" x 7' 5") Smooth plastered ceiling, inset to ceiling spot lights, radiator, side aspect double glazed frosted window, fitted shutter, power points.

Bathroom

2.24m x 1.54m (7' 4" x 5' 1") Modern suite comprising of a wash hand basin with monobloc tap, drawer unit beneath, paneled bath with tiled surround, mixer tap and shower attachment, coved ceiling, ceiling light point, side aspect double glazed frosted window, chrome heated towel rail.

WC

Wash hand basin with monobloc tap, drawer unit beneath, under an illuminated mirror, chrome heated towel rail, WC with concealed cistern, side aspect double glazed window, coved ceiling, smooth plastered ceiling, ceiling light point.

Rear Garden

Section of lawn, paved patio area, enclosed by paneled fencing.

Detached Garage

Up and over door, side aspect window, pitched roof for storage, power and light.

Front Garden

Section of lawn, enclosed by low level walling, off road parking for one vehicle, pedestrian access down one side of the property via a pedestrian gate.

Additional Information

Tenure - Freehold

Council Tax Band - D

EPC Rating - B (87)