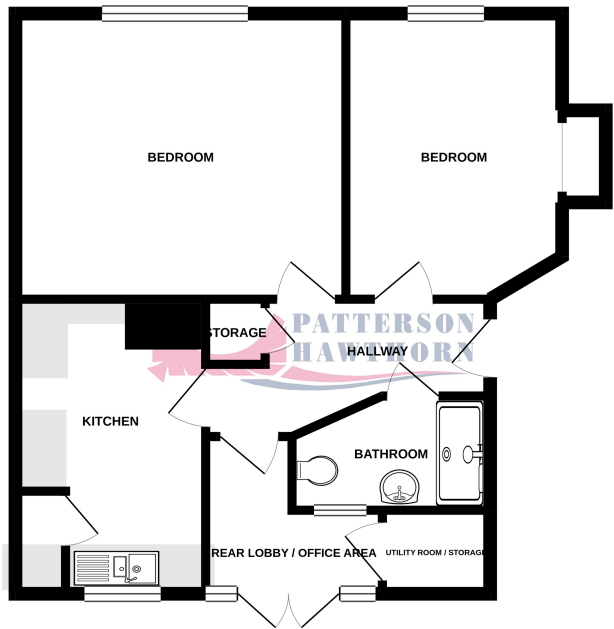


GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.8 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	72	73
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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- NO ONWARD CHAIN



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GROUND FLOOR

Communal Entrance

Via security phone entry system.

Front Entrance

Via hardwood door opening into:

Hallway

Built-in storage cupboard, further small built-in storage cupboard housing the electricity meter and fuse box, radiator, fitted carpet.

Reception Room

4.34m x 3.75m (14' 3" x 12' 4") Double glazed windows to front, radiator, laminate flooring.

Bedroom

3.75m x 2.84m (12' 4" x 9' 4") Double glazed windows to front, built-in storage space, radiator, fitted carpet.

Bathroom

2.77m x 1.51m (9' 1" x 4' 11") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin with mixer tap inset within drawer units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.



Kitchen

3.86m x 2.5m (12' 8" x 8' 2") Spotlight bar to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, laminate work surfaces, one and half bowl Butler-style inset sink and drainer with extendable mixer tap, space for gas or electric cooker, extractor hood, space and plumbing for appliance, built-in storage cupboard housing boiler, plastic splash backs, vinyl tiled flooring.



Rear Lobby Area / Office (L-Shaped)

2.34m x 2.06m (7' 8" x 6' 9") Double glazed windows to rear, wood grain effect vinyl flooring, uPVC framed double doors opening to private rear garden.

Large Built-in Storage Cupboard / Utility Room

Space and plumbing for appliance.

EXTERIOR

Rear Garden

Approximately 36ft x 25ft - Immediate decking area, imprinted concrete area to rear, hard standing area to side, timber shed, pond, remainder laid to lawn, access to rear via timber gate through communal area.

Private Front Garden

Approximately 26ft x 18ft - Mostly laid to lawn.

