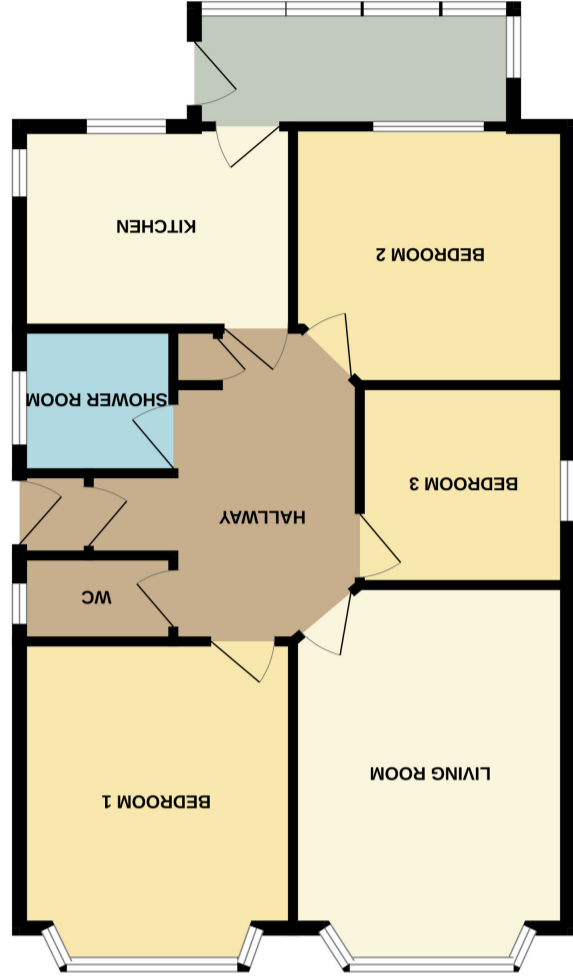


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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
757 sq. ft. (70.3 sq.m.) approx.





Entrance

Entrance via side aspect door to entrance hall , Access to all principal rooms, coved ceiling, hatch giving access to loft space, Power points

Living room

4.52m x 3.29m (14' 10" x 10' 10") Front aspect double glazed bay window, radiator, Power points, gas fire (not tested), ceiling light point,

Kitchen

3.25m x 2.4m (10' 8" x 7' 10") In need of modernisation, stainless sink unit, mixer tap, cupboards beneath, side and rear aspect windows, power points, ceiling light point, tiled floors, space for gas cooker, double glazed aluminium door to conservatory

Conservatory/Sunlounge

3.74m x 1.4m (12' 3" x 4' 7") A brick and UPVC construction, side aspect door giving access to the rear garden



Bedroom 1

3.84m x 3.29m (12' 7" x 10' 10") Front aspect double glazed bay window, radiator, power points, picture rail, two ceiling light points, naturally coved ceiling.

Bedroom 2

3.29m x 3.08m (10' 10" x 10' 1") Rear aspect double glazed window, naturally coved ceiling, radiator, ceiling light point, power points

Bedroom 3

2.45m x 2.37m (8' 0" x 7' 9") Side aspect window, ceiling light point, power points, radiator

Separate WC

With close coupled WC, side aspect double glazed window

Shower Room

1.67m x 1.5m (5' 6" x 4' 11") Modern suite with pedestal wash hand basin, tiled, oversized walk in shower with electric shower unit, side aspect double glazed window, chrome heated towel rail, coved ceiling.



Outside

Front garden

Elevated Paved patio area for ease of maintenance, shrub borders, enclosed by low level brick walling, brick paved driveway on the left hand side of the property providing off road parking leading to a DETACHED GARAGE with pitched roof, up and over door, power & light.

Rear Garden, This is a real feature of the property. Predominantly laid to lawn, enclosed by fencing, shrubs, paved patio area adjacent to the Sun lounge/conservatory.

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