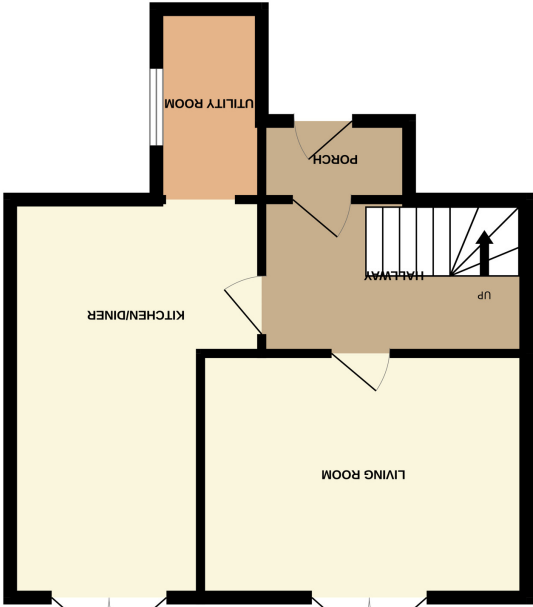


1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.

TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.  
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.





**PROPERTY FRONTAGE**

Attractive frontage with: Paved Path; Bordered Shrubs; Low Brick-Built Front Boundary.

**PORCH**

6' 4" x 3' 5" (1.93m x 1.04m) Laminate Flooring; Ceiling Spot Lights.

**HALLWAY**

Laminate Flooring; Radiator; Ceiling Light Fitting; Carpeted Stairs to Upper Floor; Doors to Living Room and Kitchen.

**LIVING ROOM**

14' 0" x 10' 6" (4.27m x 3.20m) Beautiful, Light & Bright! A lovely living room boasting: Double French Doors to Rear Garden; Feature Fireplace; Laminate Flooring; Radiator; Ceiling Light Fittings; Wall-Mounted Light Fittings; Recessed Shelving.

**KITCHEN/DINING**

17' 0" x 8' 2" (5.18m x 2.49m) Modern fitted kitchen with ample wall and base units. Integrated appliances to include: Neff Electric Oven and Hob; Chimney Extractor; Fridge; Freezer; Mixer Tap to Stainless Steel Sink. Tiled Flooring; Tiled Splashbacks; Radiator; Ceiling Light Fittings. French Doors leading to rear garden.

**UTILITY ROOM**

8' 2" x 4' 5" (2.49m x 1.35m) A useful addition to the kitchen is the utility room with: Space for Washing Machine and Dryer; Tiled Flooring; Potterton Boiler.



**FIRST FLOOR LANDING**

11' 0" x 5' 11" (3.35m x 1.80m) Plus Storage Cupboard measuring 2 ft 4 ins x 1 ft 2 ins. Carpeted Hallway with Doors to: Bedrooms and Bathroom. Access to Loft.

**BATHROOM**

9' 5" x 5' 5" (2.87m x 1.65m) Stylish and modern three-piece suite, comprising of: P-Shaped Bath with Wall-Mounted Shower plus Hand Held Shower; Glass Shower Screen; Large Vanity Unity; Mixer Tap to Basin. Wall-Mounted Towel Radiator; Ceiling Light Fittings; Tiled Walls.

**BEDROOM ONE**

13' 0" x 9' 10" (3.96m x 3.00m) Spacious, light & bright double bedroom with: Built-in-Storage/Robe; Timber Effect Laminate Flooring; Ceiling Light Fittings; Radiator.

**BEDROOM TWO**

12' 5" x 10' 7" (3.78m x 3.23m) Spacious double bedroom with: Mirrored Sliding Door Robes; Timber Effect Laminate Flooring; Ceiling Light Fittings; Radiator; Blinds to Double Glazed Window.

**REAR GARDEN**

Approximately 70 ft. West is Best! Beautiful, Sunny, Colourful; Well-Maintained Rear Garden boasting: Large Decked Al-Fresco Dining Area; Low Maintenance Lawn; Timber Fenced Boundaries; Brick-Built Shed and Timber Shed to Rear.

**ADDITIONAL INFORMATION**

New Carpet to Hallway, Stairs and Landing.  
New Laminate Flooring  
Glass Panel Balustrade Fitted  
Boiler Annually Serviced

