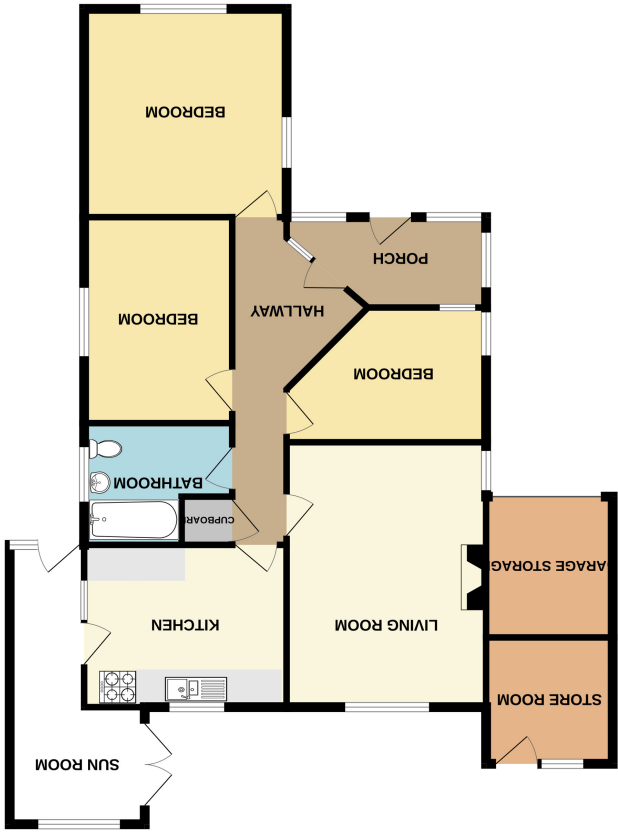




GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.

TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.
Made with Mapbox ©2025

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.

Energy Efficiency Rating			England, Scotland & Wales		
			EU Directive 2002/91/EC		
Potential	Current	61	Very energy efficient - lower running costs		
			Not energy efficient - higher running costs		
77			A	(92+)	
			B	(81-91)	
			C	(69-80)	
			D	(55-68)	
			E	(39-54)	
			F	(21-38)	
			G	(1-20)	



PORCH

11' 5" x 5' 0" (3.48m x 1.52m)

ENTRANCE HALLWAY

20' 0" x 7' 0" (6.10m x 2.13m)
narrows to 3ft.

LIVING ROOM

16' 0" x 12' 0" (4.88m x 3.66m)

KITCHEN

12' 2" x 9' 9" (3.71m x 2.97m)

SUN ROOM

16' 10" x 8' 1" (5.13m x 2.46m) narrow to 4ft 6ins

BEDROOM ONE

12' 6" x 12' 0" (3.81m x 3.66m)



BEDROOM TWO

12' 5" x 9' 0" (3.78m x 2.74m)

BEDROOM THREE

12' 1" x 8' 1" (3.68m x 2.46m)
TAPERING

BATHROOM

GARAGE/STORAGE ROOM

7' 8" x 7' 8" (2.34m x 2.34m)
Garage Storage

7' 8" x 7' 8" (2.34m x 2.34m)
Storage Room (Description)

REAR GARDEN

Approx 40ft width x 30ft
depth (max)

