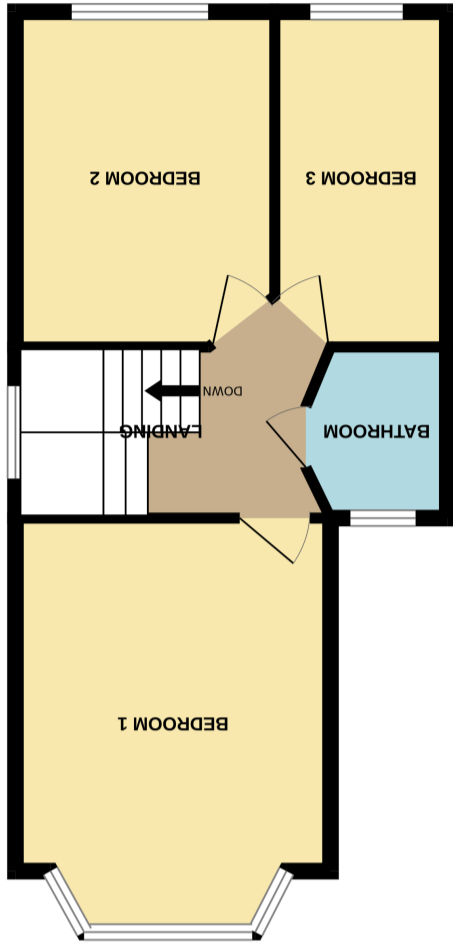
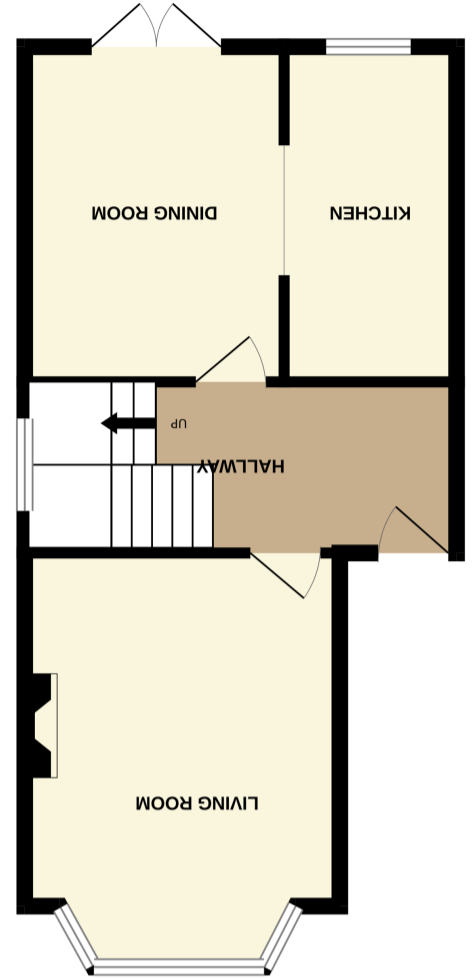


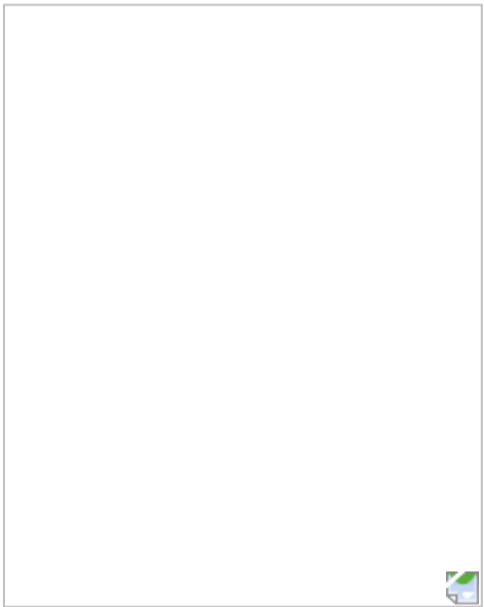
TOTAL FLOOR AREA: 862 sq. ft. (80.1 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for 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 operation or efficacy can be given.
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1ST FLOOR
 433 sq. ft. (40.2 sq. m.) approx.



GROUND FLOOR
 430 sq. ft. (39.9 sq. m.) approx.





Hallway

4.68m x 1.86m (15' 4" x 6' 1") Entrance via front aspect double glazed composite door, spacious entrance hall, stairs leading to first floor accommodation, coved ceiling, ceiling light point, access to living and dining room, radiator, side aspect double glazed window, telephone point, recess under stairs for storage (generous storage area).

Living Room

4.48m x 3.42m (14' 8" x 11' 3") Spacious living room, coved and smooth plastered ceiling, ceiling light point, front aspect double glazed bay window, feature radiator, cast iron multi-burner with araised hearth, power points, TV point.

Dining Room

3.63m x 2.83m (11' 11" x 9' 3") Feature tiled flooring, coved ceiling, ceiling light point, two wall light points, rear aspect double glazed double opening patio door giving access through to the rear garden, radiator, square arch leading through to kitchen.

Kitchen

3.63m x 1.83m (11' 11" x 6' 0") A comprehensive range of matching wall mounted and base units with work surfaces over, space for fridge freezer, space for gas cooker, space for washing machine, stainless steel sink unit with mixer tap, part tiled walls, power points, continuation of tiled flooring, two ceiling light points, rear aspect double glazed window with a pleasant view of the rear garden, further space for a undercounter freezer.

First Floor Landing

2.41m x 3.42m (7' 11" x 11' 3") Side aspect double glazed window, hatch providing access through to loft space with a drop down ladder, access to bedroom 1, 2 & 3.

Bedroom 1

4.48m x 3.42m (14' 8" x 11' 3") Front aspect double glazed bay window, coved ceiling, ceiling light point, power points, radiator.

Bedroom 2

3.63m x 2.81m (11' 11" x 9' 3") Good size second bedroom, radiator, rear aspect double glazed window, smooth plastered, ceiling light point, coved ceiling, power points.

Bedroom 3

3.63m x 1.87m (11' 11" x 6' 2") Rear aspect double glazed window, coved and smooth plastered ceiling, ceiling light point, door to a cupboard housing a replacement Combination boiler serving domestic hot water & central heating systems, additional telephone point.

First Floor Bathroom

1.85m x 1.53m (6' 1" x 5' 0") Close coupled WC, wall mounted wash hand basin with mixer tap, panelled bath with mixer tap, tiled surround, thermostatic shower unit over with two shower heads, smooth plastered ceiling, ceiling light point, front aspect frosted double glazed window, heated towel rail.

Outside

Rear Garden - Paved patio area, steps up to a section of lawn, shingle area, timber frame shed to remain, enclosed by panel fencing, pedestrian access down one side of the property leading to the front.

Front Garden - Laid to shingle, providing off road parking, pedestrian access from front to rear via side gate.



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.

