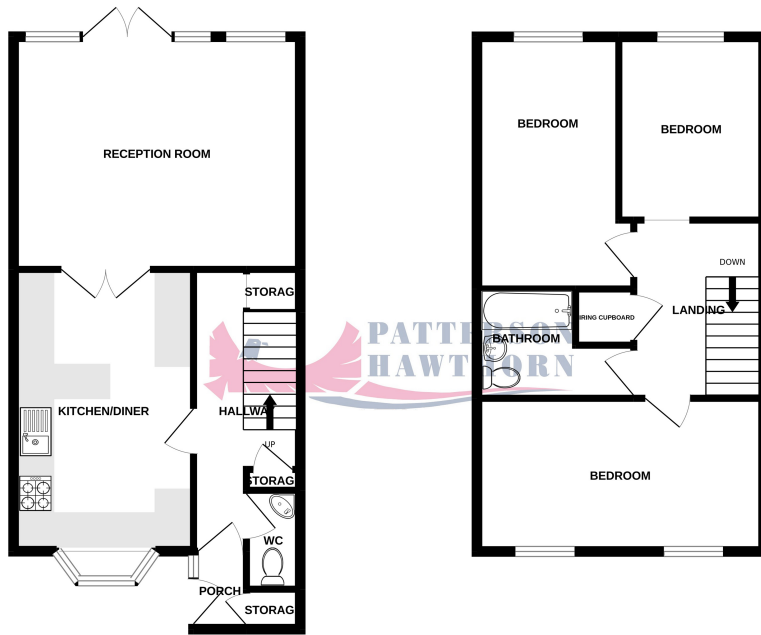


GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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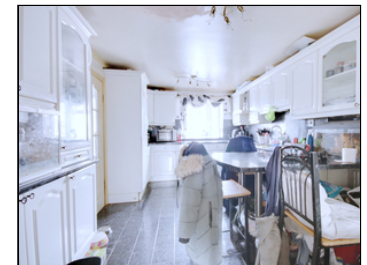
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- CLOSE TO SHOPS, AMENITIES & SCHOOLS
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- APPROX 0.3 MILES TO STATION
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, built-in storage cupboard, opaque double glazed window to front, vinyl flooring, second front entrance via hardwood framed door opening to:

Hallway

Under-stairs storage cupboard and space, built-in storage cupboard, radiator, fitted carpet, stairs to first floor.

Ground Floor WC

Comprising low-level flush WC, corner hand wash basin, part tiled walls, vinyl flooring.

Kitchen / Diner

4.77m x 3.06m (15' 8" x 10' 0") Double glazed bay window to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, breakfast bar, radiator, laminate splash backs, tiled flooring, hardwood double doors to rear opening into:



Reception Room

4.86m x 3.93m (15' 11" x 12' 11") Double glazed windows to rear, two radiators, fitted carpet, uPVC framed double doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

4.87m x 2.8m (16' 0" x 9' 2") Double glazed windows to front, radiator, laminate flooring.

Bedroom Two

4.27m x 2.67m (14' 0" x 8' 9") Double glazed windows to rear, radiator, laminate flooring.



Bedroom Three

3.1m x 2.15m (10' 2" x 7' 1") Double glazed windows to rear, radiator, laminate flooring.



Bathroom

2.55m > 1.66m (8' 4" > 5' 5") x 1.79m (5' 10") Panelled bath, electric shower, low level flush WC, hand wash basin, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 31' Immediate patio, remainder laid to lawn, timber shed to rear, access to rear via timber gate.

Front Exterior

Hard standing front with brick surround and metal gate.

