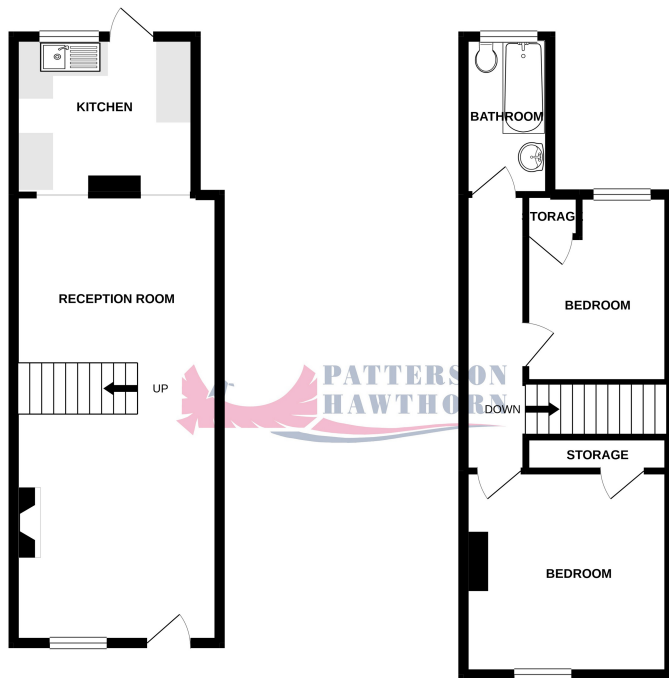
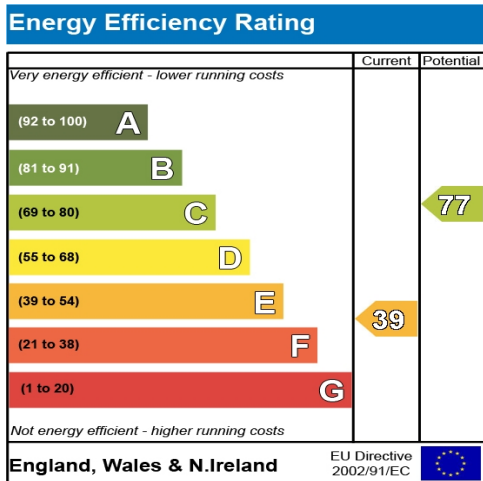


GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, 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 operability or efficiency can be given.  
Made with Miroplan 10/2021



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door into:

### **Reception Room**

7.86m x 3.61m (25' 9" x 11' 10") Double glazed windows to front, two storage heaters, fitted carpet, stairs to first floor.

### **Kitchen**

3.19m x 2.78m (10' 6" x 9' 1") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for appliances, space for cooker, space for fridge-freezer, tiled splash backs, tile effect vinyl flooring, uPVC door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Fitted carpet.

### **Bedroom One**

3.63m x 3.57m (11' 11" x 11' 9") Double glazed windows to front, storage heater, built in storage cupboard, fitted carpet.

### **Bedroom Two**

3.3m x 2.68m (10' 10" x 8' 10") Double glazed windows to rear, built in storage cupboard, loft hatch to ceiling, storage heater, fitted carpet.

### **Bathroom**

2.77m x 1.52m (9' 1" x 5' 0") Opaque double glazed windows to rear, panelled bath with shower attachment, low level flush WC, hand wash basin, part tiled walls, tile effect vinyl flooring.

## **EXTERIOR**

### **Rear Garden (Unmeasured)**

Immediate hard standing area, remainder laid to lawn.

### **Front Exterior**

Paved pathway, remainder laid to gravel.

