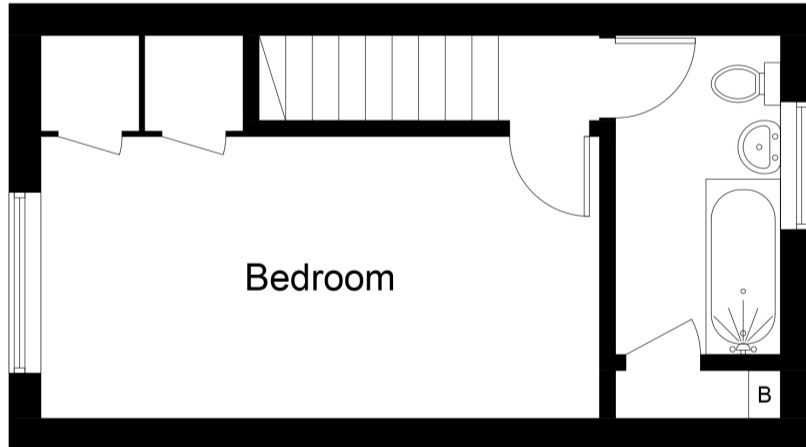




## 2 Little Ham

Approximate Gross Internal Area = 55.3 sq m / 595 sq ft



**First Floor**



**Ground Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1125597  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision



Offered for sale with no onward chain, this rare find, is sure to create a lot of interest. Located in a quiet Cul de Sac with easy access to Asda, Strode Sports Centre and public transport links, this delightful, well planned one bedroom house briefly comprises; an open plan Kitchen/Dining/Living Room, Rear Porch, large double Bedroom and bathroom. Outside, there are enclosed gardens to the rear and open plan gardens to the front. EPC to follow.



## ROOM DESCRIPTIONS

### Kitchen/Dining Area

11' 9" x 10' 6" (3.58m x 3.20m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Electric oven and gas hob with extractor and stainless steel splashback. Spaces for washing machine and under counter fridge and freezer. Radiator, vinyl flooring and UPVC double glazed window to front.

### Sitting Area

13' 3" x 11' 10" (4.04m x 3.61m)

Stairs rising to first floor accommodation. Fully glazed rear wall with door to Rear Lobby.

### Rear Lobby

11' 4" x 3' 9" (3.45m x 1.14m)

A very useful addition to the property, providing storage space. UPVC double glazed door with UPVC double glazed windows to each side, opens in to Rear Garden.

### Landing

Loft access with ladders. Doors to Bedroom and Bathroom.

### Bedroom

12' 9" x 8' 8" (3.89m x 2.64m)

Built in wardrobe and storage. Radiator. UPVC double glazed window to rear.

### Bathroom

9' 10" x 4' 11" (3.00m x 1.50m)

Tiled and fitted with a white suite comprising; panelled bath with mixer tap, shower attachment and glazed screen over, pedestal wash basin and low level W.C. Airing cupboard housing 'Worcester' combi boiler. Radiator and vinyl flooring. UPVC double glazed window to front.

### Front Garden

Laid to ornamental gravel with path to house.

### Rear Garden

Enclosed by timber panel fencing and laid to paved patio and ornamental gravel.

