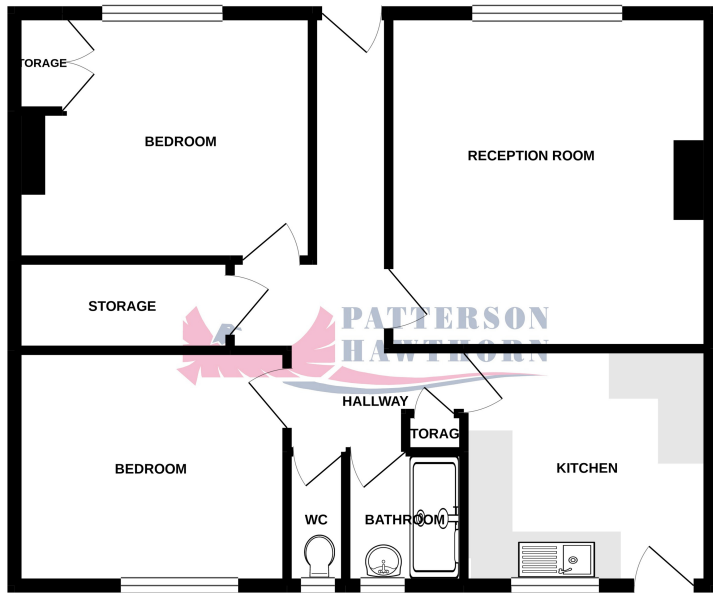


GROUND FLOOR
693 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.3 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. Made with Metrage 10/2020

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		74
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via a composite door opening into:

Hallway

Built-in storage cupboard housing gas and electricity meters, second built-in under-stairs storage cupboard, radiator, fitted carpet.

Reception Room

4.29m x 4.11m (14' 1" x 13' 6") Windows to front, feature fireplace, radiator, fitted carpet.

Bedroom One

3.73m x 3.04m Windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.47m x 3.01m (11' 5" x 9' 11") Windows to rear, radiator, fitted carpet.



Kitchen

3.35m x 3.13m (11' 0" x 10' 3") Windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer, space for washing machine, space for double cooker, space for freestanding fridge freezer, tiled splash backs, tiled flooring, uPVC door to rear opening to private rear garden.

Bathroom

1.71m x 1.51m (5' 7" x 4' 11") Opaque windows to rear, shower, hand wash basin, radiator, part tiled walls, tiled splash back, fitted carpet.

Separate WC

1.7m x 0.75m (5' 7" x 2' 6") Opaque windows to rear, low level flush WC, radiator, fitted carpet.

EXTERIOR

Rear Garden (Unmeasured)

Immediate hard standing area, remainder laid to lawn with various bush and plant borders, access to front via timber gate, built-in shed to side.

Front Exterior

Laid to lawn with hard standing path to front.