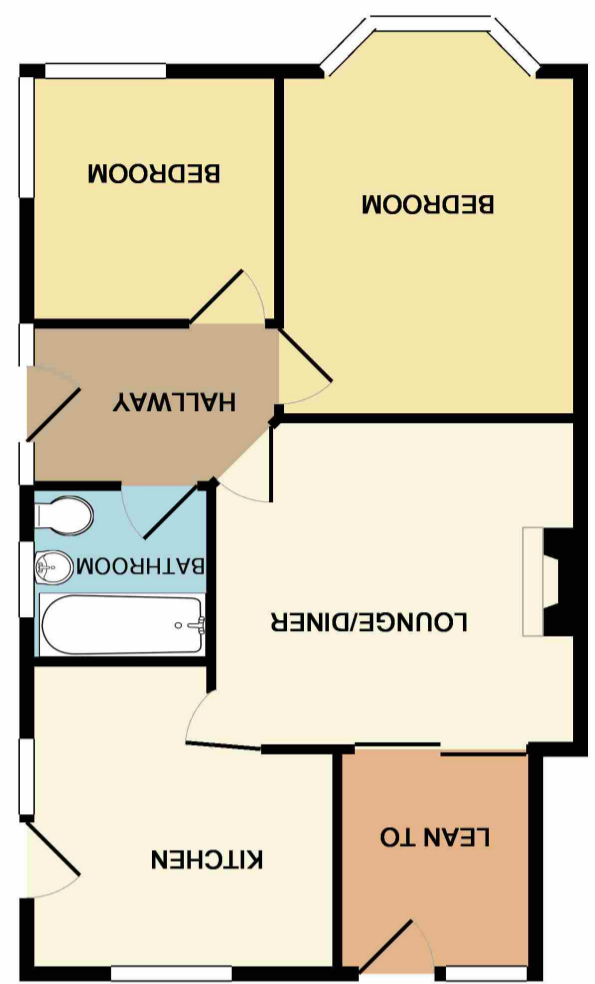


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 SQ.M.)
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SPACIOUS ENTRY HALL

Via UPVC double glazed entrance door. Smooth plastered ceiling. Access to loft. Access to electric fuse box. Wall mounted panelled radiator. Carpeted throughout.

LIVING ROOM

12' 6" x 10' 11" (3.81m x 3.33m) Coved ceiling. Feature ornamental fireplace. Wall mounted panelled radiator. Wall mounted heating thermostat. Carpeted throughout. Access to kitchen and sliding patio door opens into sun room.

KITCHEN

10' 2" x 9' 10" (3.10m x 3.00m) UPVC double glazed window over looking garden with corresponding door and window to external side passage. Range of modern fitted high gloss units. Stainless steel sink unit with drainer inset to roll edge work tops. Space and plumbing for washing machine. Space for fridge freezer. Space for cooker. Vinyl flooring laid throughout.

LEAN TO / SUN ROOM

7' 7" x 6' 6" (2.31m x 1.98m) Double glazed window to and door to garden. Vinyl flooring.



BEDROOM ONE

13' 5" max x 9' 11" (4.09m x 3.02m) UPVC bay window to front. Smooth plastered ceiling. Wall mounted panelled radiator. Carpeted throughout.

BEDROOM TWO

8' 4" x 8' 4" (2.54m x 2.54m) Dual aspect UPVC double glazed windows to front and side. Smooth plastered ceiling. Wall mounted panelled radiator. Carpeted throughout.

BATHROOM

6' 3" x 5' 10" (1.91m x 1.78m) Obscure UPVC double glazed window to side. Panelled bath with electric shower over. Push flush WC. Pedestal wash basin. Tile effect vinyl flooring.

GARDEN APPROX 60FT

Two storage shed, mainly laid to lawn with flower bed / bark borders. Timber fenced boundaries. Gated side access from front.