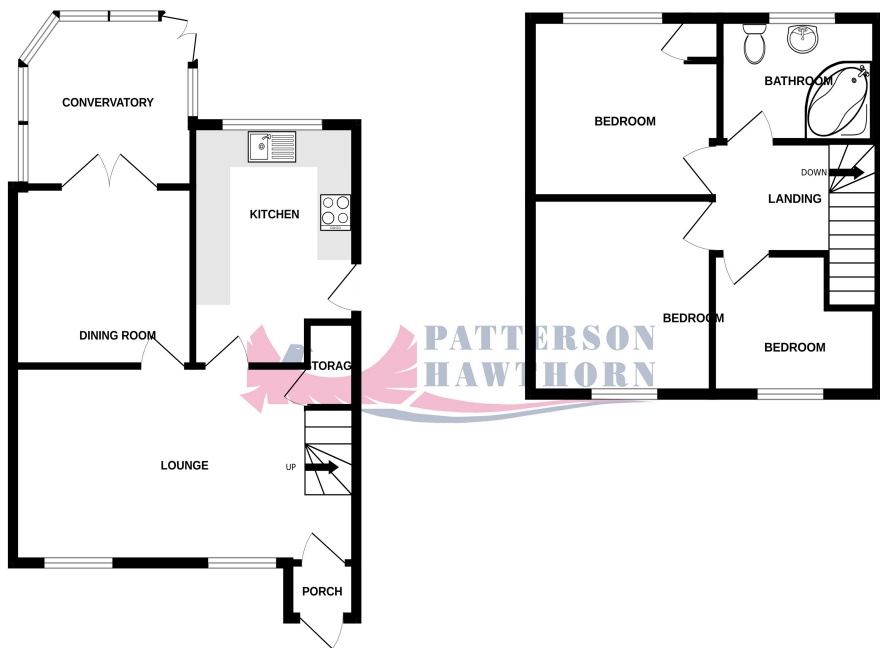


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via composite door opening into porch, second front entrance via security door opening into:

Reception Room One

6.06m x 3.21m (19' 11" x 10' 6") Two sets of double glazed windows with integral blinds both with secondary glazing to front, two radiators, air-conditioning unit, under stairs storage cupboard, fitted carpet, stairs to first floor,

Reception Room Two

3.18m x 2.92m (10' 5" x 9' 7") Radiator, laminate flooring, uPVC framed double doors to rear opening into:

Conservatory

3.0m x 2.78m (9' 10" x 9' 1") Double glazed windows throughout, fitted carpet, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.93m x 2.74m (12' 11" x 9' 0") Spotlight bar to ceiling, double glazed windows to rear, a range of wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, space and plumbing for freestanding American style fridge freezer, tiled splash backs, tiled flooring, uPVC door to side opening to side and rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling leading to boarded and carpeted loft with sound proofing to ceiling, double glazed window with integral blind to side, air-conditioning unit, fitted carpet.

Bedroom One

3.23m x 3.15m (10' 7" x 10' 4") Double glazed window with integral blinds plus secondary glazing to front, radiator, fitted carpet.

Bedroom Two

3.23m x 2.97m (10' 7" x 9' 9") Double glazed windows with integral blinds to rear, radiator, built-in storage cupboard with radiator, fitted carpet.

Bedroom Three

2.83m x 2.33m (9' 3" x 7' 8") Double glazed window with integral blind to front, radiator, laminate flooring.

Bathroom

2.75m x 2.08m (9' 0" x 6' 10") Double glazed window with integral blind to rear, corner bath, shower, hand wash basin with tiled splash back, low-level flush WC, part tiled walls, radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 50'. Part paved, partly laid to decorative pebbles, part laid to artificial grass, access to front via timber gate.

Detached Outbuilding

3.44m x 2.81m (11' 3" x 9' 3") Room One: uPVC double glazing and doors, vinyl walls, power and lighting, vinyl flooring.

2.82m x 2.12m (9' 3" x 6' 11") Room Two: uPVC panel walls, power and lighting, vinyl flooring and uPVC framed sliding door to front.

Front Exterior

Fully tarmacked giving off street parking for three cars.

