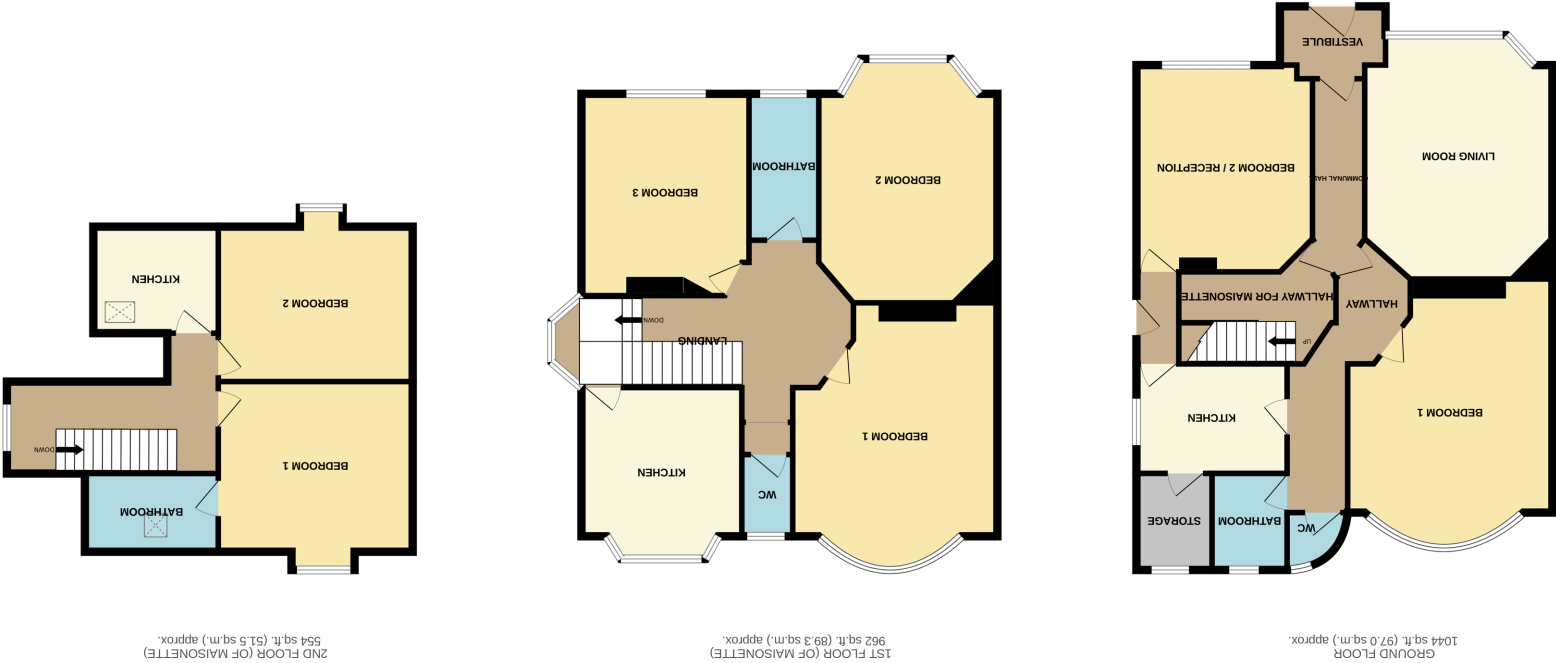


Energy Efficiency Rating		
Potential	Current	
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	75
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	75
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		







**Entrance**

Via large period timber door.

**Entrance Vestibule**

Original tiles.

**Entrance Hall**

Communal Entrance Hall with Entrance to the Ground Floor Flat and First and the Ground, First and Second Floor Maisonnette.

**Ground Floor Flat - Entrance Hall**

Access to all principle rooms, feature coving, ceiling light point.

**Living Room**

5.22m x 4.02m (17' 2" x 13' 2") Max. Very spacious room, front aspect double glazed window, further side aspect double glazed window, radiator, power points.

**Bedroom One**

5.17m x 4.39m (17' 0" x 14' 5") Max. Feature coved ceiling, high ceilings, rear aspect double glazed bay window, power points, original fire surround, radiator.

**Inner Hallway**

Accessed via the Hallway leading to the Bathroom and Kitchen and WC, ceiling light point.

**Kitchen**

3.46m x 2.75m (11' 4" x 9' 0") Now in need of complete modernisation, side aspect double glazed window, space for fridge, door to an Inner Hallway, door to a storage cupboard housing a fridge, radiator, rear aspect double glazed window, wall mounted combination boiler serving domestic hot water and central heating systems.

**Bathroom**

Panelled bath with tiled surround, mixer tap and shower attachment, wall mounted wash hand basin with pillar taps, heated towel rail, rear aspect double glazed window, ceiling light point.

**WC**

High flush WC, double glazed window, wall light point.

**Inner Hallway**

Accessed from the Kitchen giving side access to the Ground Floor Flat, further door leading to Bedroom Two.

**Bedroom Two**

4.28m x 3.75m (14' 1" x 12' 4") Max. Spacious second Bedroom/Reception room, front and side aspect double glazed windows, ceiling light point.

**Maisonnette - Entrance Hall**

Stairs leading to the First Floor.

**First Floor Landing**

Side aspect double glazed bay window, access to all Bedrooms and Second Floor.

**Kitchen**

3.86m x 3.52m (12' 8" x 11' 7") Now in need of complete modernisation, space for washing machine, stainless steel sink unit with mixer tap, wall mounted boiler serving domestic hot water and central heating systems, rear aspect window, space for fridge.

**Bedroom One**

3.93m x 3.51m (12' 11" x 11' 6") Rear aspect double glazed bay window, feature coved ceiling, wood effect laminate flooring, power points.

**Bedroom Two**

5.06m x 4.38m (16' 7" x 14' 4") Max. Front aspect double glazed bay window, radiator, power points, high ceilings.

**Bedroom Three**

5.47m x 4.03m (17' 11" x 13' 3") Max. Further double Bedroom, front aspect double glazed window, period coving, power points, radiator.

**First Floor Bathroom**

Radiator, now in need of complete modernisation, panelled bath with mixer tap, shower attachment, wash hand basin with pillar taps, front aspect double glazed window.

**WC**

Low flush WC, rear aspect double glazed window.

**Top Floor**

Currently arranged as a Flat which forms part of the Maisonette (this has it's own EPC rating), side aspect double glazed window, access to Bedrooms One, Two and Kitchen.

**Bedroom One**

4.19m x 3.66m (13' 9" x 12' 0") Electric heater, ceiling light point, rear aspect double glazed window.

**Bathroom**

In need of complete modernisation, pedestal wash hand basin with pillar taps, close coupled WC, panelled bath, tiled surround, Velux window.

**Bedroom Two/Living Room**

4.21m x 3.34m (13' 10" x 10' 11") Electric heater, front aspect double glazed window, ceiling light point, part sloped ceilings.

**Kitchen**

2.70m x 2.20m (8' 10" x 7' 3") 2.70m x 2.20m (8' 10" x 7' 3") Now in need of complete modernisation, stainless steel sink unit with pillar taps, space for washing machine, space for cooker, base units, window.

**Rear Garden**

Predominately laid to lawn, of a Southerly aspect. Access from the right hand side of the property.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

