





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 items shown will be included in the property.



Entrance

Via front aspect double glazed door through to the Entrance Hall.

Entrance Hall

Wood effect laminate flooring, radiator, smooth plastered ceiling, door to a cupboard housing a wall mounted consumer unit with shelving.

Ground Floor WC

Close coupled WC, pedestal wash hand basin, tiled floor, smooth plastered ceiling, ceiling light point.

Kitchen

2.69m x 2.32m (8' 10" x 7' 7") Front aspect double glazed window, good range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob with built in oven beneath and concealed extractor hood over, part tiled walls, power points, space for washing machine, wall mounted boiler serving domestic hot water and central heating systems, sink unit with mixer tap, space for upright fridge freezer, smooth plastered ceiling, inset to ceiling spot lights.

Living/Dining Room

4.32m x 3.54m (14' 2" x 11' 7") Rear aspect double glazed double opening patio doors with adjacent windows, radiator, wood effect laminate flooring, smooth plastered ceiling, ceiling light point, TV point.

Courtyard Garden

Laid to paving, enclosed by fencing.

First Floor Landing

Approached via a returning staircase, engineered oak flooring, stairs leading through to the second floor accommodation, radiator, power points.

Bedroom Four

3.52m x 2.45m (11' 7" x 8' 0") Max. Two rear aspect double glazed windows, radiator, smooth plastered ceiling, power points, ceiling light point.

Bedroom Three

3.51m x 2.69m (11' 6" x 8' 10") Two front aspect double glazed windows, radiator, smooth plastered ceiling, ceiling light point, power points, TV point.

Bathroom

Modern suite comprising of a close coupled WC, P-Shaped bath, mixer tap and shower attachment, pedestal wash hand basin with mixer tap, tiled floor, chrome heated towel rail, tiled walls, smooth plastered ceiling, inset to ceiling spot lights.

Second Floor Landing

Smooth plastered ceiling, access to Bedrooms One and Two, engineered oak flooring, power points, hatch providing access through to the loft space.

Bedroom One

3.53m x 3.03m (11' 7" x 9' 11") Rear aspect double glazed window, radiator, power points, smooth plastered ceiling.

Bedroom Two

3.53m x 2.75m (11' 7" x 9' 0") Front aspect double glazed window, radiator, engineered oak flooring, power points, TV point, ceiling light point.

Second Floor Bathroom

Close coupled WC, pedestal wash hand basin, tiled walls, tiled floor, thermostatic shower unit, tiled shower cubicle, oversized shower head, inset to ceiling spot lights, chrome heated towel rail.

Outside - Front

There is one allocated parking space conveyed with this property.

