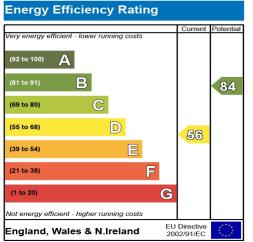
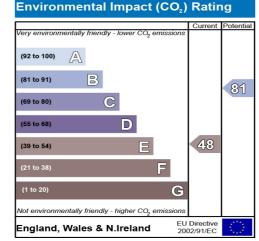


GROUND FLOOR APPROX. FLOOR AREA 712 SQ.FT. (66.1 SQ.M.)

> TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (99.5 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix EQ019





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GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Double glazed window to front, radiator, built in storage cupboard, tiled flooring.

Bedroom Four

2.71m x 2.41m (8' 11" x 7' 11") Double glazed bay window to front, radiator, wood grain effect laminate flooring.

Bedroom Three

3.1m x 2.41m (10' 2" x 7' 11") Double glazed bay window to front, radiator, wood grain effect laminate flooring.

Ground Floor Bathroom

3.48m x 1.7m (11' 5" x 5' 7") Opaque double glazed windows to side, low level flush WC, panelled bath with shower attachment, hand wash basin, radiator, tiled walls, tiled flooring.

Lounge

3.65m x 3.51m (12'0" x 11'6") Double glazed windows to side, radiator, brick built feature fireplace, fitted carpet.









Dining Room

3.53m x 2.79m (11' 7" x 9' 2") Double glazed windows to rear, French doors to rear, radiator, tiled flooring.

kitchen

3.1m x 2.87m (10' 2" x 9' 5") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset butler-style sink and drainer with mixer tap, space for double cooker, four ringed gas hob, extractor hood, space and plumbing for free standing American style fridge freezer, space and plumbing for appliance, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Split level stairs, double glazed windows to rear, large built in storage cupboard, fitted carpet.

Bedroom One

3.27m x 2.66m (10' 9" x 8' 9") Double glazed windows to rear and side, built in storage cupboard with sliding mirror doors currently used as wardrobe, radiator, fitted carpet.

Bedroom Two

3.07m x 2.4m (10' 1" x 7' 10") Double glazed windows to front, radiator, built in storage cupboard, wood grain effect laminate flooring.

First Floor Bathroom

2.45m x 1.74m (8' 0" x 5' 9") Fixed and casement window to side, panelled bath, low level flush WC, hand wash basin, chrome hand towel radiator, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 108ft – Immediate patio area, brick built shed, remainder laid to lawn with various bush and plant borders, access to front via timber gate.