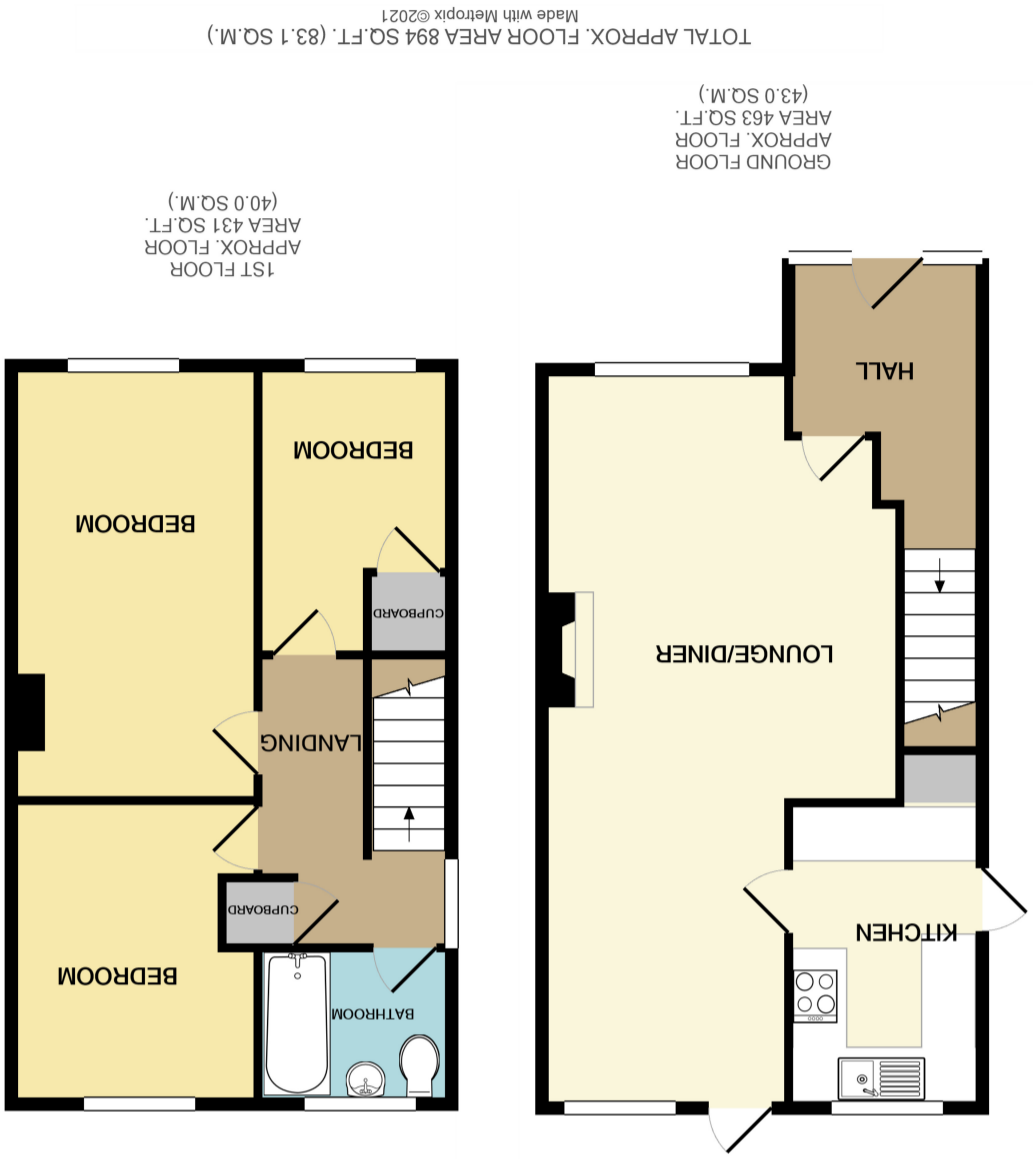


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92-100)	81
B (81-91)	
C (69-80)	
D (55-68)	59
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	





### ENTRANCE HALLWAY

Spacious entrance hall accessed via double glazed front door with UPVC double glazed obscured window panels inset. Two additional UPVC double glazed window panels to either side of door. Power points. Wall lights. Radiator. Ample coat & show storage area. Carpet to flooring. Stairs to first floor landing. Doors to accommodation:-

### LIVING/DINING ROOM

27' 2" x 12' 9" (8.28m x 3.89m) Large UPVC double glazed window to front aspect, pouring light into the room. Thermostat. Two radiators. Gas fireplace with inset coals sitting on a tiled hearth with exposed brick surround and wooden mantelpiece. Carpet to flooring. Coved ceiling. Power points. Aerial point. Deep understairs storage cupboard. Ample space to far end of room for dining table & chairs. UPVC double glazed window to rear aspect overlooking garden. Plus additional UPVC double glazed door opening up to rear garden.



### KITCHEN

11' 0" x 7' 8" (3.35m x 2.34m) Range of fitted units to eye & base level. One base level unit housing Gas & Electric meters and fuse board. Roll-top work surface. Integral stainless steel sink & drainer unit with stainless steel taps. Space for double Electric oven with four ring Electric hob and extractor hood over. Space and plumbing for washing machine and free standing fridge/freezer and tumble dryer. Power points. Tiled walls. Wall mounted 'Potterton' boiler. Vinyl flooring. UPVC double glazed window to rear aspect overlooking garden. Plus additional UPVC double glazed door with obscured double glazed windows inset opening up to side access.

### STAIRS TO FIRST FLOOR LANDING

Carpet to flooring. UPVC double glazed obscure window to side aspect. Coved ceiling. Built in airing cupboard housing hot water tank with storage around. Loft access leading up to an insulated and part boarded loft. Doors to first floor accommodation:-



### BEDROOMS

#### BEDROOM ONE

15' 4" x 8' 8" (4.67m x 2.64m) UPVC double glazed window to front aspect. Carpet to flooring. Radiator. Coved ceiling. Power points. Ample space for double bed and plenty of storage around.

#### BEDROOM TWO

10' 11" x 8' 9" (3.33m x 2.67m) Large UPVC double glazed window to rear aspect overlooking rear garden. Radiator. Carpet to flooring. Power points. Aerial point. Ample space for double bed and plenty of storage around.

#### BEDROOM THREE

10' 5" x 6' 10" (3.17m x 2.08m) UPVC double glazed window to front aspect. Carpet to flooring. Radiator. Power points. Deep built in over-stairs storage cupboard.

### FAMILY BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m) Three piece white suite comprising of low level WC. Pedestal hand wash basin with stainless steel mixer taps. Panel enclosed bath with stainless steel mixer taps with shower attachment. Electric wall mounted 'Triton' shower over. Fully tiled walls. Vinyl flooring. Chrome heated towel rail. UPVC double glazed obscure window to rear aspect.

### REAR GARDEN

Approximately 45ft, Low maintenance garden. Fully fenced. Outside tap. Fencing to boundaries. Hard standing paved area currently housing a timber constructed shed/workshop. Pathway leaving down to side of property and side access gate.

### FRONTAGE

Attractive and well maintained front lawn with mature & attractive shrub borders. External lighting. Side access gate leading down to rear of property. The property is set back off an attractive and well maintained green.

### GARAGE EN BLOC

Garage en-bloc accessed via pathway at the side of the property. Accessed via up & over door.

