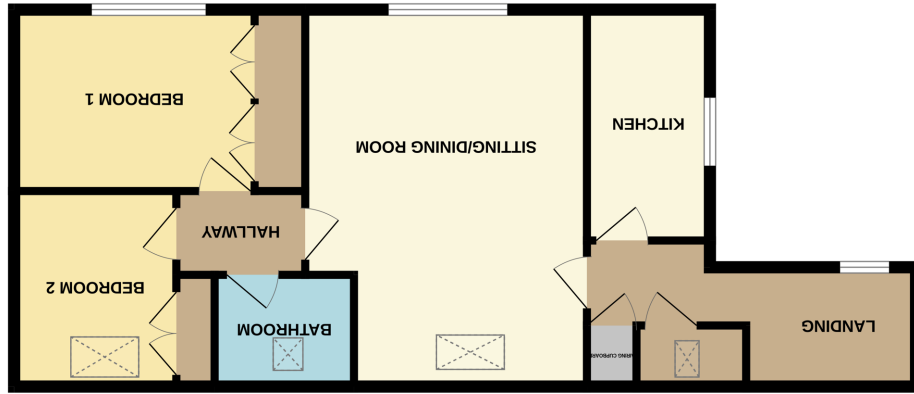
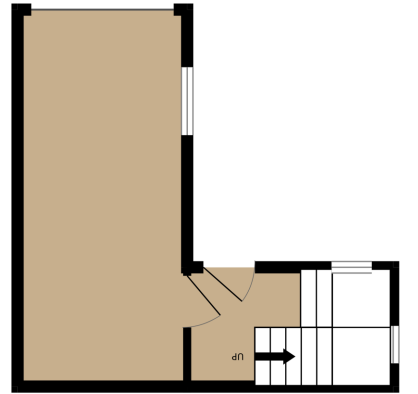


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



GROUND FLOOR
207 sq.ft. (19.2 sq.m.) approx.





Entrance

Via a private front aspect door through to the Entrance Hall.

Entrance Hall

Radiator, stairs leading to the first floor accommodation, door giving access through to the Garage.

First Floor Landing

Side aspect double glazed window, further double glazed window, wood effect laminate flooring, radiator, power points, access to all principle rooms, door to a storage cupboard housing a pre-lagged hot water cylinder with slatted shelving over.

Kitchen

1.78m x 3.28m (5' 10" x 10' 9") A good range of matching wall mounted and base units with work surfaces over, inset stainless steel sink unit with mixer tap, double glazed window, part tiled walls, space for under counter fridge, space for washing machine, inset four ring gas burner hob with inset oven beneath and stainless steel extractor hood over, power points, wood effect laminate flooring.

Living/Dining Room

5.49m x 4.14m (18' 0" x 13' 7") Spacious room, wood effect laminate flooring, double glazed Velux window, further double glazed window, power points, two radiators, smooth plastered ceiling, coved ceiling, ceiling light point, door to an Inner Hallway.

WC

Wall mounted wash hand basin with mixer tap, close coupled WC, double glazed Velux window, vanity unit, part tiled walls, tiled floor.

Inner Hallway

Wood effect laminate flooring, access to Bedrooms One, Two and Bathroom, ceiling light point.

Bathroom

Modern suite comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, chrome heated towel rail, close coupled WC, Velux window, tiled walls, tiled floor.

Bedroom One

4.25m x 2.65m (13' 11" x 8' 8") Spacious double room, front aspect double glazed window, radiator, power points, double doors to a built in wardrobe providing ample hanging space and shelving for storage, further door to a storage cupboard, ceiling light point, wood effect laminate flooring.

Bedroom Two

2.73m x 2.39m (8' 11" x 7' 10") Further double room, rear aspect double glazed Velux window, ceiling light point, wood effect laminate flooring, power points, radiator, double doors to a storage cupboard providing ample hanging space and shelving for storage.

Garage

5.57m x 2.5m (18' 3" x 8' 2") Door giving access through to the property, wall mounted boiler serving domestic hot water and central heating systems.

Additional Information

Tenure - Share of Freehold - 961 years remaining

Service Charge - £800 p.a - approx

EPC Rating - TBC

Council Tax Band - B



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.

