

TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.  
Whilst 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 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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GROUND FLOOR  
475 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.







### Entrance

Wood effect laminate flooring, side and front aspect double glazed windows, further door to Entrance Hall.

### Entrance Hall

Continuation of wood effect laminate flooring, access to Living Room and Kitchen/Dining Room, stairs leading to the first floor accommodation, radiator, understairs storage cupboard, smooth plastered ceiling, ceiling light point.

### Living Room

4.12m x 3.76m (13' 6" x 12' 4") Max into bay. Front aspect double glazed bay window, wood effect laminate flooring, coved ceiling, smooth plastered ceiling, ceiling light point, power points, TV point, period style radiator.

### Kitchen/Dining Room

5.68m x 3.71m (18' 8" x 12' 2") Dining Area Wood effect laminate flooring, rear aspect double opening double glazed patio doors giving access through to the Rear Garden, smooth plastered ceiling, inset to ceiling spot lights, further ceiling light point, feature radiator, open plan through to the Kitchen.

Kitchen Area: A comprehensive range of matching wall mounted and base units with work surfaces over, inset ceramic hob, composite sink unit with mixer tap, integrated twin ovens, space for American style fridge freezer, continuation of wood effect laminate flooring, cupboard housing a boiler serving domestic hot water and central heating systems, integrated washing machine, integrated dishwasher, part tiled walls, power points, two wall light points, large rear aspect double glazed window offering a pleasant aspect over the Rear Garden.

### First Floor Landing

Side aspect double glazed window, smooth plastered ceiling, ceiling light point, power point.

### Bedroom One

4.12m x 3.20m (13' 6" x 10' 6") Max. Spacious double room, front aspect double glazed bay window, power points, radiator, coved ceiling, smooth plastered ceiling, ceiling light point.

### Bedroom Two

3.71m x 2.53m (12' 2" x 8' 4") A good sized second Bedroom, ceiling light point, rear aspect double glazed window, power points, radiator.

### Bedroom Three

3.08m x 3.49m (10' 1" x 11' 5") Rear aspect double glazed window, radiator, power points, smooth plastered ceiling, ceiling light point, cupboard housing a pre-lagged hot water cylinder.

### Bathroom

Panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, tiled floor, chrome heated towel rail, front aspect double glazed window, ceiling light point, extractor.

### Outside - Front

Brick paved pathway leading to the front door, enclosed by low level walling and shrub boarders.

### Rear Garden

Immediately abutting the rear elevation is a spacious decking area, the remainder of the Garden is laid to lawn, enclosed by fencing. pedestrian access to the front of the property down one side.

### Material Information

Tenure: Freehold

Parking: Unrestricted on road parking.

Utilities: Mains Electricity/Mains Gas/Mains Water

Drainage: Mains Drainage

Broadband: Refer to ofcom website

Mobile Signal: Refer to ofcom website

Flood Risk: Surface Water - Very Low. Rivers and the sea - Very Low. For further information refer to gov.uk. - Check long term flood risk.

Council Tax Band: C

EPC Rating:



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.

