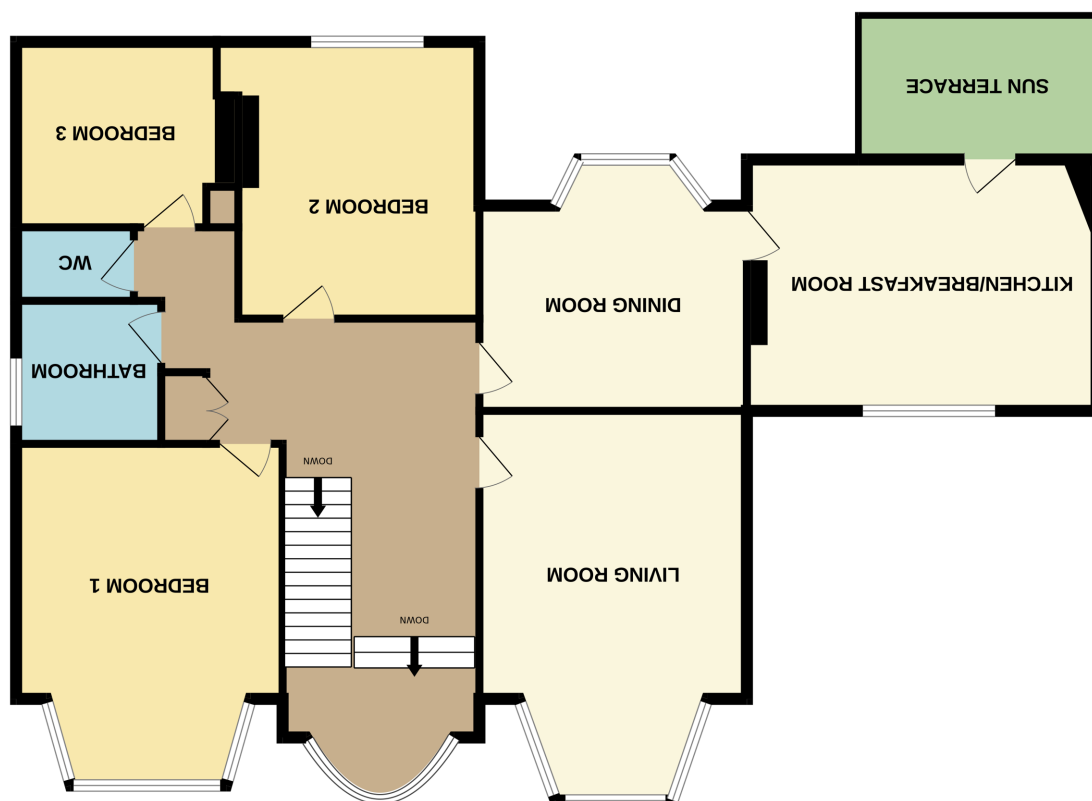


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, windows and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any 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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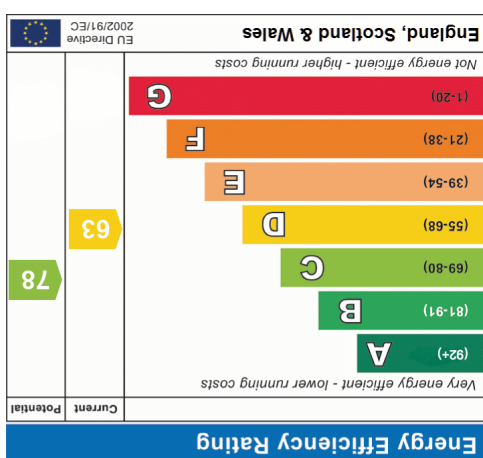


GROUND FLOOR
42 sq. ft. (3.9 sq.m.) approx.

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1366 sq ft (126.9 sq m.) approx.

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Entrance

Via front aspect door to Entrance Hall.

Entrance Hall

Stairs leading to the first floor accommodation.

First Floor Reception Landing

Radiator, naturally coved ceiling, picture rail, feature period bay window, power points, access to all principle rooms, double doors to a cupboard housing a boiler serving domestic hot water and central heating systems.

Living Room

5.72m x 3.99m (18' 9" x 13' 1") Max into bay. Very spacious room, picture rail, naturally coved ceiling, ceiling light point, two radiators, power points, front aspect double glazed bay window.

Dining Room/Bedroom

3.99m x 3.77m (13' 1" x 12' 4") Max into bay. Rear aspect bay window, radiator, power points, ceiling light point, picture rail, door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

A range of matching wall mounted and base units with work surfaces over, stainless steel sink unit, space for washing machine, front aspect double glazed window, two radiators, rear aspect door giving access through to the Sun Terrace.

Sun Terrace

Pleasant aspect, balustrade (to be replaced).

Bedroom One

5.14m x 3.97m (16' 10" x 13' 0") Max into bay. Front aspect double glazed bay window, two radiators, power points, sink unit, naturally coved ceiling, picture rail, ceiling light point.



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Bedroom Two

4.15m x 3.56m (13' 7" x 11' 8") Rear aspect window, radiator, power points, door to a storage cupboard.

Bedroom Three

2.69m x 2.58m (8' 10" x 8' 6") A good sized third Bedroom, radiator, rear aspect window, ceiling light point, power point.

Bathroom

Circular sink unit with mixer tap, cupboard beneath, chrome heated towel rail, side aspect double glazed window, oversized tiled shower cubide with thermotactic shower unit, now in need of modernisation, smooth plastered ceiling, inset to ceiling spot lights.

Front

There is off road parking on the right hand side of the property leading to an Integral Garage.

Garage

Up and over door, power and light.

Additional Information

Tenure - Leasehold
Lease Term - 189 Years from 1970 (134 Unexpired)
Service Charge - As and When
Ground Rent - £15.75 per annum
Buildings Insurance - £378.21 (2025-2026)