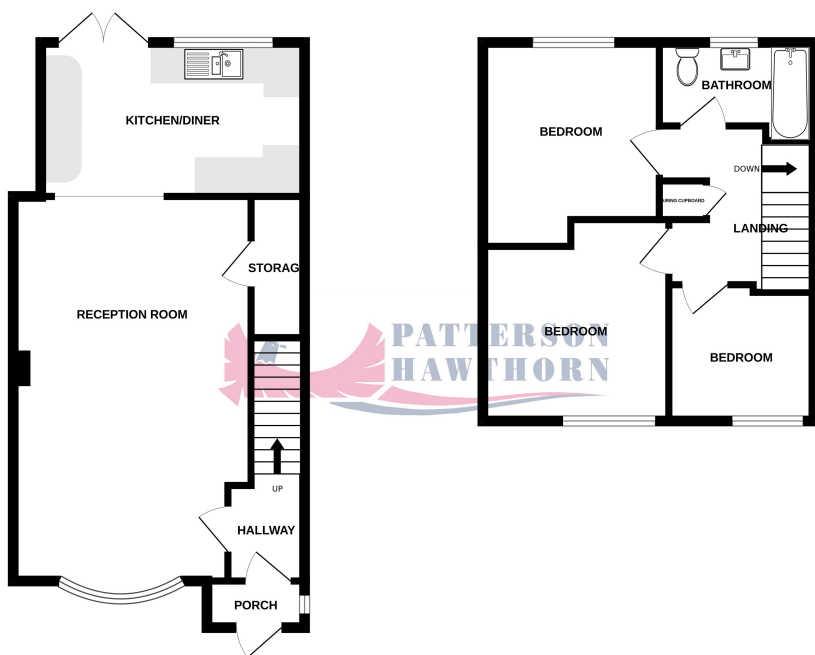


GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		81
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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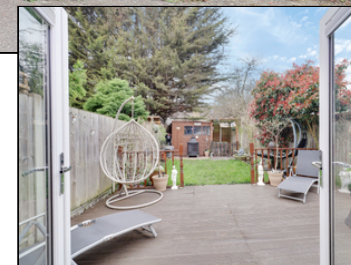
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GROUND FLOOR

Front Entrance

Va UPVC door opening into porch, port hole window to side, laminate flooring, second front entrance via a hardwood door opening into:

Hallway

Radiator, laminate flooring, storage cupboard housing electricity meter and fuse box, stairs to first floor.

Reception Room

6.46m x 4.0m (21' 2" x 13' 1") Double glazed bay windows with integral blinds to front, radiator, built-in storage cupboard, laminate flooring.

Kitchen / Diner

4.45m x 2.59m (14' 7" x 8' 6") Two spotlight bars to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for range master cooker, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, integrated dishwasher, breakfast bar area, tiled splash back, radiator laminate flooring, uPVC framed double doors with integral blinds to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

3.32m (Max) x 3.14m (10' 11" x 10' 4") Into fitted wardrobe, double glazed windows with integral blinds to front, radiator, fitted wardrobe with sliding mirror doors, fitted carpet.

Bedroom Two

3.43m x 2.97m (11' 3" x 9' 9") Double glazed windows with integral blinds to rear, radiator, fitted carpet.

Bedroom Three

2.39m x 2.29m (7' 10" x 7' 6") Double glazed windows with integral blinds to front, radiator, fitted carpet.

Bathroom

2.58m x 1.41m (8' 6" x 4' 8") Obscure double glazed windows with integral blinds to rear, panelled bath, rainfall shower, hand wash basin set on a drawer unit, low-level flush WC, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 40' Immediate decking area, paved area, small pond to rear, timber shed, access to front via timber gate through shared walkway.

Front Exterior

Mainly laid to slate gravel, front garden with paved pathway.