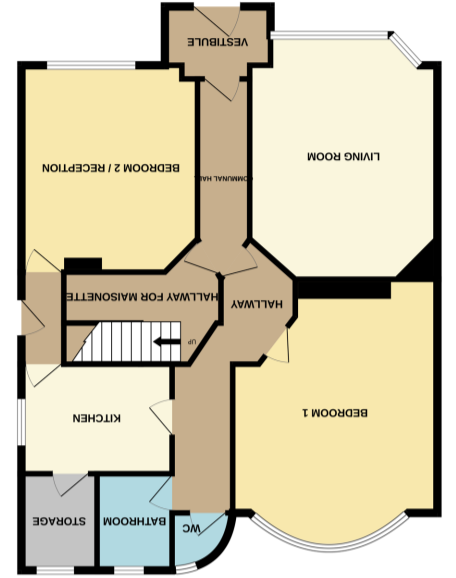
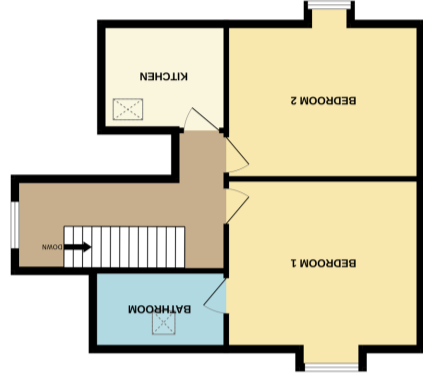
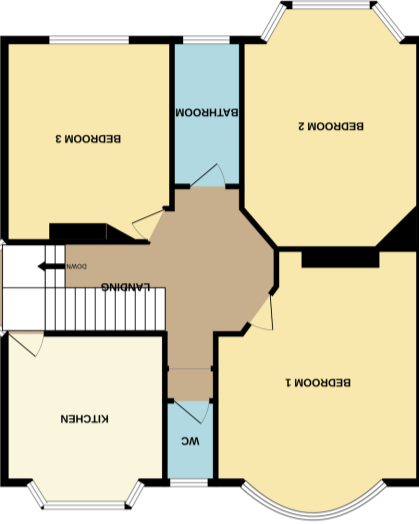


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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Energy Efficiency Rating	
Potential	Current
	75
	75

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







#### Entrance

Via large period timber door.

#### Entrance Vestibule

Original tiles.

#### Entrance Hall

Communal Entrance Hall with Entrance to the Ground Floor Flat and First and the Ground, First and Second Floor Maissonette.

#### Ground Floor Flat - Entrance Hall

Access to all principle rooms, feature coving, ceiling light point.

#### Living Room

5.22m x 4.02m (17' 2" x 13' 2") Max. Very spacious room, front aspect double glazed window, further side aspect double glazed window, radiator, power points.

#### Bedroom One

5.17m x 4.39m (17' 0" x 14' 5") Max. Feature coved ceiling, high ceilings, rear aspect double glazed bay window, power points, original fire surround, radiator.

#### Inner Hallway

Accessed via the Hallway leading to the Bathroom and Kitchen and WC, ceiling light point.

#### Kitchen

3.46m x 2.75m (11' 4" x 9' 0") Now in need of complete modernisation, side aspect double glazed window, space for fridge, door to an Inner Hallway, door to a storage cupboard housing a fridge, radiator, rear aspect double glazed window, wall mounted combination boiler serving domestic hot water and central heating systems.

#### Bathroom

Panelled bath with tiled surround, mixer tap and shower attachment, wall mounted wash hand basin with pillar taps, heated towel rail, rear aspect double glazed window, ceiling light point.

#### WC

High flush WC, double glazed window, wall light point.

#### Inner Hallway

Accessed from the Kitchen giving side access to the Ground Floor Flat, further door leading to Bedroom Two.

#### Bedroom Two

4.28m x 3.75m (14' 1" x 12' 4") Max. Spacious second Bedroom/Reception room, front and side aspect double glazed windows, ceiling light point.

#### Maissonette - Entrance Hall

Stairs leading to the First Floor.

#### First Floor Landing

Side aspect double glazed bay window, access to all Bedrooms and Second Floor.

#### Kitchen

3.86m x 3.52m (12' 8" x 11' 7") Now in need of complete modernisation, space for washing machine, stainless steel sink unit with mixer tap, wall mounted boiler serving domestic hot water and central heating systems, rear aspect window, space for fridge.

#### Bedroom One

3.95m x 3.51m (12' 11" x 11' 6") Rear aspect double glazed bay window, feature coved ceiling, wood effect laminate flooring, power points.

#### Bedroom Two

5.06m x 4.38m (16' 7" x 14' 4") Max. Front aspect double glazed bay window, radiator, power points, high ceilings.

#### Bedroom Three

5.47m x 4.03m (17' 11" x 13' 3") Max. Further double Bedroom, front aspect double glazed window, period coving, power points, radiator.

#### First Floor Bathroom

Radiator, now in need of complete modernisation, panelled bath with mixer tap, shower attachment, wash hand basin with pillar taps, front aspect double glazed window.

#### WC

Low flush WC, rear aspect double glazed window.

#### Top Floor

Currently arranged as a Flat which forms part of the Maissonette (this has it's own EPC rating), side aspect double glazed window, access to Bedrooms One, Two and Kitchen.

#### Bedroom One

4.19m x 3.66m (13' 9" x 12' 0") Electric heater, ceiling light point, rear aspect double glazed window.

#### Bathroom

In need of complete modernisation, pedestal wash hand basin with pillar taps, close coupled WC, panelled bath, tiled surround, Velux window.

#### Bedroom Two/Living Room

4.21m x 3.34m (13' 10" x 10' 11") Electric heater, front aspect double glazed window, ceiling light point, part sloped ceilings.

#### Kitchen

2.70m x 2.20m (8' 10" x 7' 3") 2.70m x 2.20m (8' 10" x 7' 3") Now in need of complete modernisation, stainless steel sink unit with pillar taps, space for washing machine, space for cooker, base units, window.

#### Rear Garden

Predominately laid to lawn, of a Southerly aspect. Access from the right hand side of the property.



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