



TOTAL FLOOR AREA: 623 sq ft (57.9 sq m.) approx.

While 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 operation or efficiency can be given.

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**Entrance**

Door to Entrance Hall, stairs leading through to the first floor.

**First Floor Landing**

Ceiling light point, side aspect double glazed window, access to all principle rooms, double doors to a storage cupboard.

**Living Room**

4.31m x 3.37m (14' 2" x 11' 1") Max into bay. Front aspect double glazed bay window, power points, coved ceiling, ceiling light point, gas fire (not tested), doors to a cupboard housing a hot water cylinder with slatted shelving over.

**Kitchen**

2.41m x 1.72m (7' 11" x 5' 8") Stainless steel sink unit with cupboards beneath, space for gas cooker, wall mounted units, power points, front aspect double glazed window, ceiling strip light, arch leading to a pantry.

**Bedroom One**

3.64m x 3.39m (11' 11" x 11' 1") Rear aspect double glazed window, picture rail, original tiled fire surround, doors to storage cupboard, power points.

**Bedroom Two**

3.27m x 2.79m (10' 9" x 9' 2") Spacious second Bedroom, power points, ceiling light point, picture rail, rear aspect double glazed window.

**Bathroom**

1.78m x 1.75m (5' 10" x 5' 9") Close coupled WC, pedestal wash hand basin with pillar taps, tiled splash back, walk in shower (for disabled access), electric shower unit, tiled walls, side aspect double glazed window, electric heater, ceiling light point.

**Rear Garden**

Timber framed shed to remain, partly paved for ease of maintenance.



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 item shown will be included in the property.

