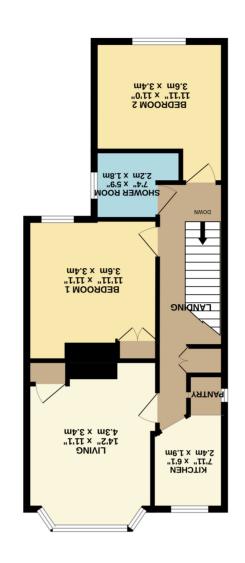
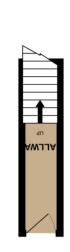
01202 143611

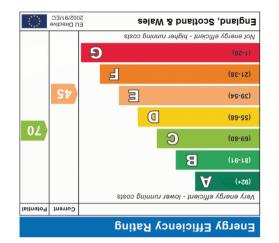
EAEBLL HOWES

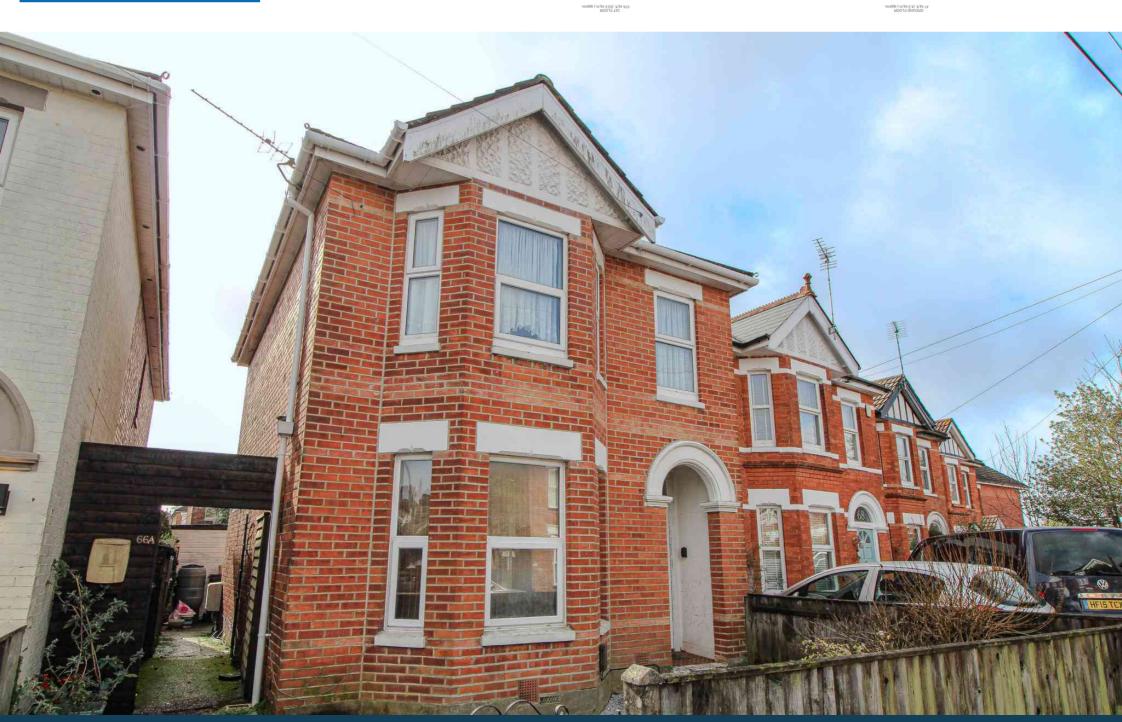
TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.





GROUND FLOOR









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

 $4.31 \text{m} \times 3.37 \text{m} (14' \ 2'' \times 11' \ 1'') \text{ Max into bay. Front aspect double glazed bay window,}$ 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

 $3.64 \text{m} \times 3.39 \text{m} (11' 11'' \times 11' 1'')$ Rear aspect double glazed window, picture rail, original tiled fire surround, doors to storage cupboard, power points.

Bedroom Two

 $3.27 \text{m} \times 2.79 \text{m}$ (10' 9" \times 9' 2") Spacious second Bedroom, power points, ceiling light point, picture rail, rear aspect double glazed window.

Bathroom

 $1.78 \,\mathrm{m}\,\mathrm{x}\,1.75 \,\mathrm{m}\,(5'\,10''\,\mathrm{x}\,5'\,9'')$ 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.











