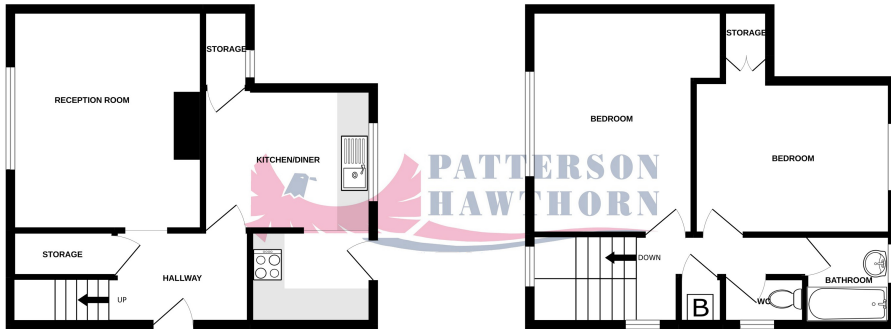



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Under stairs storage cupboard, radiator, tiled flooring, eye-level storage cupboard housing fuse box, stairs to first floor.

Reception Room

4.25m x 3.63m (13' 11" x 11' 11") Windows to side, feature fireplace, radiator, fitted carpet.

Kitchen / Diner

4.66m > 2.73m (15' 3" > 8' 11") x 3.32m (10' 11") Double glazed window to side, a range of wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for appliances, built-in storage cupboard, tiled splash backs, radiator, tiled flooring, uPVC door to side opening to garden.

FIRST FLOOR

Landing

Via split level stairs, double glazed windows to front and side, airing cupboard housing boiler, radiator, fitted carpet.

Bedroom One

4.32m x 3.69m (14' 2" x 12' 1") > 3.13m (10' 3") Double glazed windows to side, radiator, laminate flooring.

Bedroom Two

3.91m x 2.77m (12' 10" x 9' 1") Double glazed windows to side, radiator, built-in storage cupboard, fitted carpet.



Bathroom

1.84m x 1.69m (6' 0" x 5' 7") Opaque double glazed window to side, panelled bath with shower attachment, separate shower, hand wash basin inset within a base unit, radiator, part tiled walls, tiled flooring.

Separate WC

Comprising low-level flush WC, opaque window to front, vinyl flooring.

EXTERIOR

Rear Garden

Wrap-around garden, mostly laid to lawn, raised decking area to side, timber shed.

