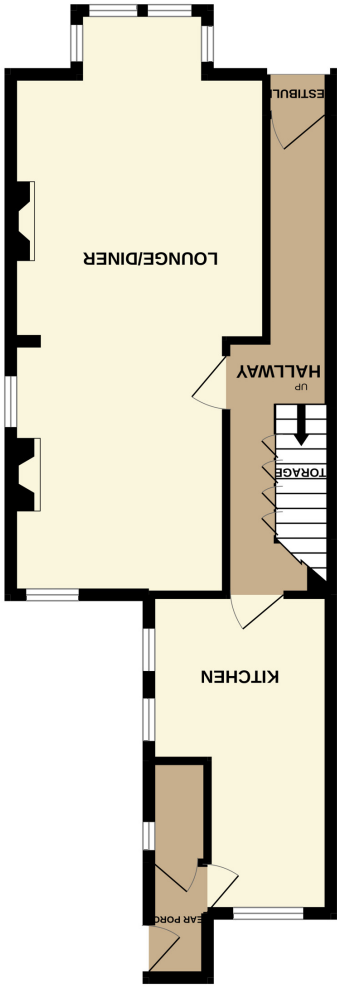


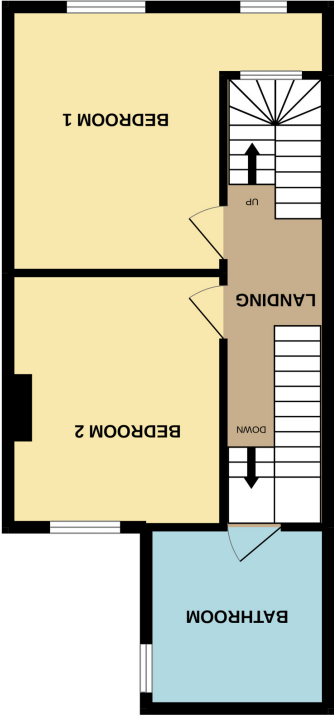
TOTAL FLOOR AREA : 1213 sq.ft. (112.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

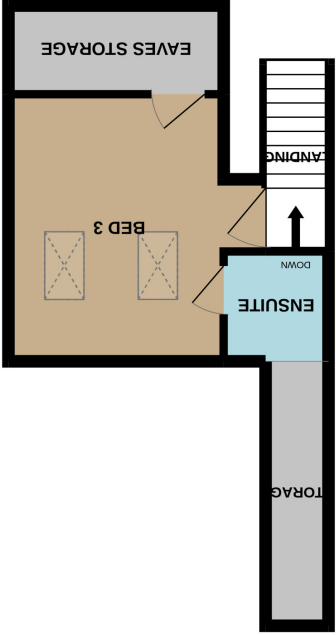
Made with Metropix ©2022



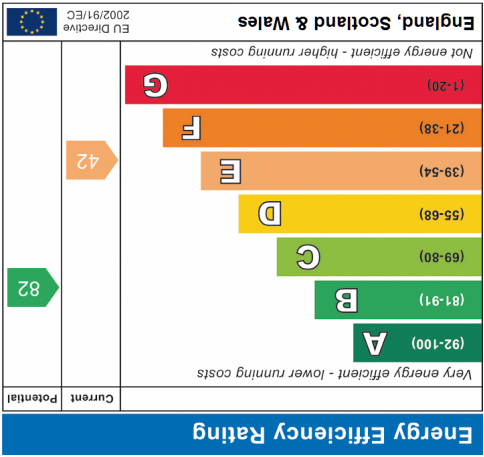
GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
263 sq.ft. (24.5 sq.m.) approx.





Entrance

Covered porch area, front aspect double glazed composite door door giving access through to the Entrance Hall.

Entrance Hall

Stairs leading to the first floor accommodation with storage cupboards beneath, smooth plastered ceiling, inset to ceiling spot lights, engineered wooden flooring.

Kitchen

4.57m x 2.58m (15' 0" x 8' 6") A modern fitted Kitchen with a comprehensive range of matching wall mounted and base units with wooden effect work surfaces, smooth plastered ceiling, inset to ceiling spot lights, integrated fridge freezer, space for washing machine, radiator, inset electric oven with four ring electric hob and stainless steel extractor hood over, side and rear aspect double glazed windows, side aspect glazed door giving access through to the Rear Porch, inset sink unit with mixer tap, power points, integrated dishwasher, integrated microwave.

Rear Porch

1.65m x 0.78m (5' 5" x 2' 7") Tiled floor, double glazed door giving access through to the Rear Garden, ceiling light point.

WC

WC with concealed cistern, wall mounted wash hand basin with mixer tap, double glazed window, tiled floor, ceiling light point.

Living Room

3.78m x 3.65m (12' 5" x 12' 0") Spacious room, front aspect double glazed square bay window, log burner, smooth plastered ceiling, ceiling light point, radiator, power points, TV point, square arch leading through to the Dining Room.

Dining Room

3.66m x 3.09m (12' 0" x 10' 2") Smooth plastered ceiling, ceiling light point, side and rear aspect double glazed sash windows, radiator, door to astorage cupboard, fire surround.

First Floor Landing

Stairs leading through to the Second Floor, smooth plastered ceiling, inset to ceiling spot lights.

Bedroom One

3.82m x 3.05m (12' 6" x 10' 0") widening to 4.77m (15' 8") Spacious double room, two front aspect double glazed windows, two ceiling light points, smooth plastered ceiling, power points, radiator, recessed dressing area

Bedroom Two

3.63m x 3.07m (11' 11" x 10' 1") Spacious double room, rear aspect double glazed sash window, smooth plastered ceiling, ceiling light point, fitted two door wardrobe, radiator, power points.

Bathroom

2.62m x 2.58m (8' 7" x 8' 6") Impressive & modern suite comprising of an oversized shower cubicle with twin shower heads, tiled surround, chrome heated towel rail, composite bath with mixer tap and shower attachment, frosted double glazed sash window, WC with concealed cistern, wash hand basin with mixer tap, cupboards beneath, mirror fronted vanity unit, smooth plastered ceiling, inset to ceiling spot lights, engineered wooden flooring, extractor.

Second Floor Landing

Smooth plastered ceiling, inset to ceiling spot lights, door to bedroom 3:

Bedroom Three

3.64m x 3.47m (11' 11" x 11' 5") Spacious room, door to storage in eaves, smooth plastered ceiling, part sloped, inset to ceiling spot lights, power points, radiator, two Velux windows, door to En-Suite.

En-Suite

1.57m x 1.51m (5' 2" x 4' 11") Modern suite comprising of a tiled shower cubicle with thermostatic shower unit, wall mounted wash hand basin with mixer tap, close coupled WC, chrome heated towel rail, part tiled walls, engineered wooden flooring, extractor, access to a large storage area with lighting leading to the boiler serving domestic hot water and central heating systems.

Rear Garden

Enclosed by panelled fencing, immediately abutting the rear elevation is an area of hard standing, two-tiered with steps leading up to the remainder of the Garden which is predominately laid to lawn, retaining wall with raised flower bed. The property for its location sits on a good-size plot with a wrap-around garden which lends itself to an extension (STPP)

Outside - Front

Ample off-road parking to the right hand side of the property which is laid to shingle, timber gate giving access through to the Rear Garden, enclosed by dwarf walling and mature shrubs.

Please note

The images provided were taken pre-tenancy



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.

