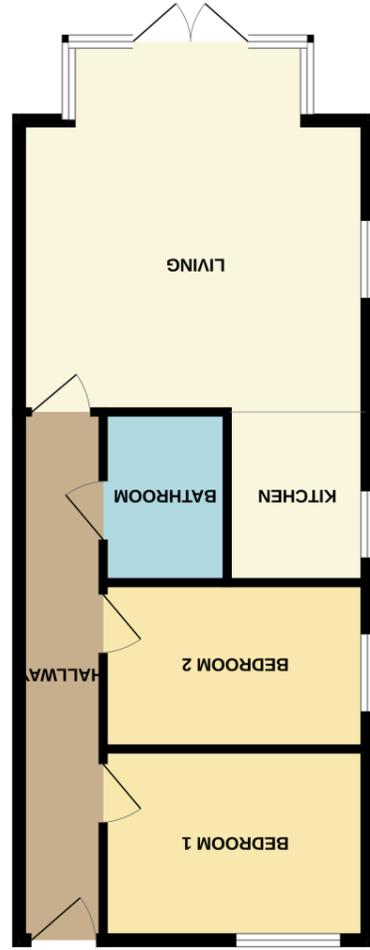


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.





Entrance Hall

Luxury Vinyl tile flooring, access to all principle rooms, radiator with radiator cover, loft hatch.

Living Room

4.81m x 4.54m (15' 9" x 14' 11") Max. Continuation of luxury vinyl tile flooring, rear aspect double opening double glazed patio doors giving access through to the Rear Garden with adjacent double glazed bay windows, radiator with radiator cover, side aspect double glazed window, open plan through to the Kitchen.

Kitchen

2.22m x 1.81m (7' 3" x 5' 11") Modern fitted Kitchen with a good range of matching wall mounted and base units with work surfaces over, inset electric oven with inset electric hob over, stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, side aspect double glazed window.

Bedroom One

3.44m x 2.48m (11' 3" x 8' 2") Double glazed window, good sized room.

Bedroom Two

3.43m x 2.16m (11' 3" x 7' 1") Side aspect double glazed window, radiator.

Bathroom

2.11m x 1.48m (6' 11" x 4' 10") White suite comprising of a panelled bath with mixer tap, close coupled WC, thermostatic shower unit with twin shower heads, wash hand basin with mixer tap.

Rear Garden

A good sized Rear Garden enclosed by panelled fencing, large paved patio area, timber framed shed to remain.

Front

Area of shingle providing ample off road parking.



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