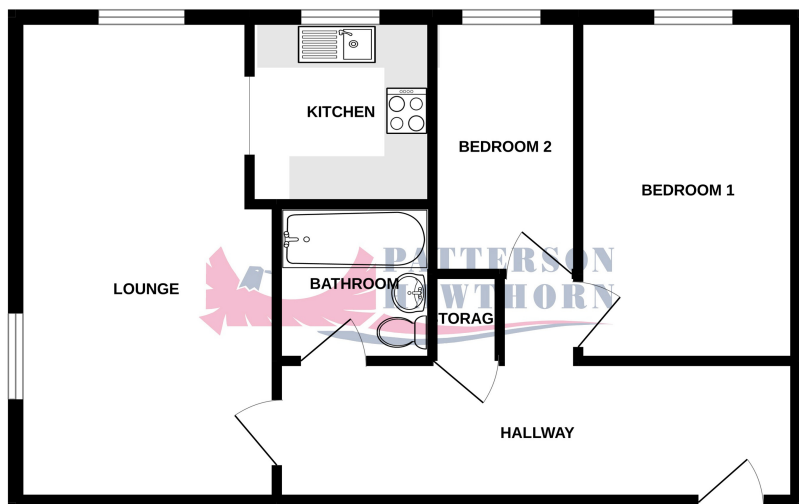


GROUND FLOOR



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 for 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 Metroplan 12/2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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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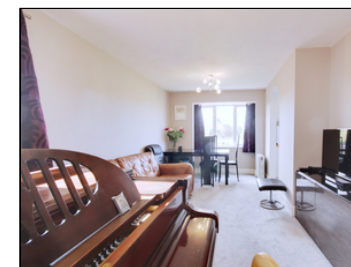
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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor.

Front Entrance

Via hardwood door, opening into:

Entrance Hall

Built-in storage cupboard housing water tank, fitted carpet.

Reception Room

5.7m (into bay) x 3.05m (18' 8" x 10' 0") > 2.59m (8' 6"). Double glazed windows to rear and side, fitted carpet.

Kitchen

2.2m x 2.14m (7' 3" x 7' 0"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space and plumbing for worktop dishwasher, space freestanding fridge freezer, tiled splashbacks, tiled flooring.



Bathroom

2.06m x 1.68m (6' 9" x 5' 6"). Panel bath, shower, low-level flush WC, hand wash basin, electric chrome hand towel radiator, tiled walls, tiled flooring.

Bedroom One

4.02m x 2.55m (13' 2" x 8' 4"). Double glazed windows to rear, fitted carpet.



Bedroom Two

3.01m x 1.72m (9' 11" x 5' 8"). Double glazed windows to rear, fitted carpet.

EXTERIOR

Side & Rear

Communal gardens.

Front Exterior

Car port & driveway giving off street parking for two cars.

