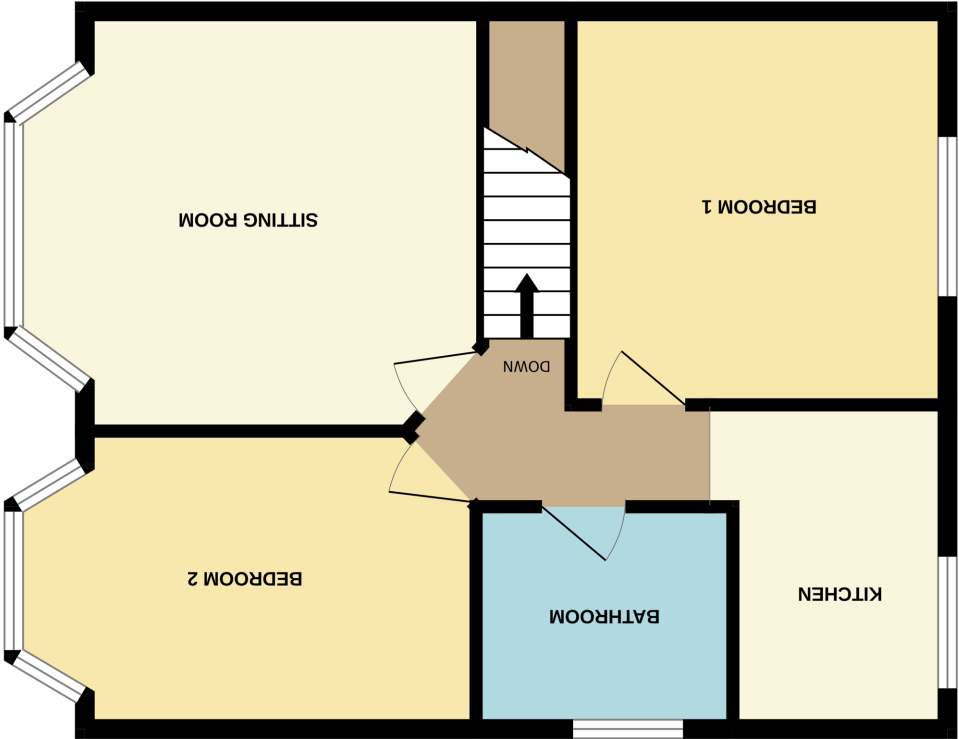


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



GROUND





Entrance

Via front aspect side aspect double glazed door to Entrance Hall.

Entrance Hall

Stairs leading to the first-floor accommodation.

First Floor Landing

Radiator, access to loft space, access to all principal rooms.

Living Room

4.28m x 3.84m (14' 1" x 12' 7") Spacious room, front aspect double glazed bay window, coved ceiling, ceiling light point, radiators, power points.

Kitchen

2.96m x 1.95m (9' 9" x 6' 5") A modern fitted kitchen with a good range of matching wall mounted and base units with work surfaces over, composite sink unit with mixer tap, wall mounted combination Glow-worm boiler serving domestic hot water and central heating systems, rear aspect double glazed window, intergraded oven, inset hob over, stainless steel extractor hood, power points, space for fridge freezer, covered ceilings ceiling light point, radiator, tiled floor.

Bedroom One

3.6m x 3.46m (11' 10" x 11' 4") Rear aspect double glazed window, pleasant aspect, radiator, power points, coved ceiling.

Bedroom Two

4.27m x 2.71m (14' 0" x 8' 11") Front aspect double glazed bay window, radiator, power points, coved ceiling, ceiling light point.

Bathroom

2.34m x 1.9m (7' 8" x 6' 3") Four piece bathroom, with panel bath, mixer tap, wash hand basin with pillar taps, corner tiled shower cubical with thermostat shower unit, side aspect frosted double glazed window, closed coupled WC, smooth plastered ceiling, ceiling light point, tiled floor.

Outside

The property is conveyed with a substantial side garden which is laid into two sections and is a real feature of this property. The front section is open plan with a path leading to a front gate, the further side garden is predominantly laid to lawn, brick paved patio area and a further decking area, timber framed 4x3 meter garden room (currently used as an office) with power, to the rear of the garden there is a drive providing off road parking for two/three vehicles and a space for a timber frame shed.

Additional Information

Tenure - Leasehold
Lease Term - New lease just granted for 999 Years
Service Charge - As and when basis 50 / 50 Split
Ground Rent - Nil
Buildings Insurance - TBC
Council Tax - Band B

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.

