



## Ground Floor

**Service Charge:** £45pcm includes gardener and window cleaner

**Leasehold:** 999 years with 997 years left

### Hall

Entrance hall, single radiator, doors to:

**Lounge** 4.28m (14')max x 3.56m (11'8")

UPVC double glazed window to front, single radiator, telephone and TV point, access to storage cupboard, uPVC double glazed double doors to front, open plan to:

**Kitchen** 3.25m (10'8") x 2.43m (8')

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, integrated electric oven, four ring gas hobs with extractor hood, space for fridge and washing machine, tiled flooring, access to gas boiler, uPVC double glazed window to side.

### Bathroom

Fitted with a three piece suite comprising a bath with shower over, vanity wash hand basin and low-level WC, extractor fan, heated towel rail, fitted storage, tiled splashbacks, uPVC double glazed window to rear.

**Bedroom 1** 3.25m (10'8") x 3.15m (10'4")

UPVC double glazed window to rear, single radiator, TV point.

**Bedroom 2** 3.15m (10'4") x 2.64m (8'8")

UPVC double glazed window to front, single radiator, TV point.

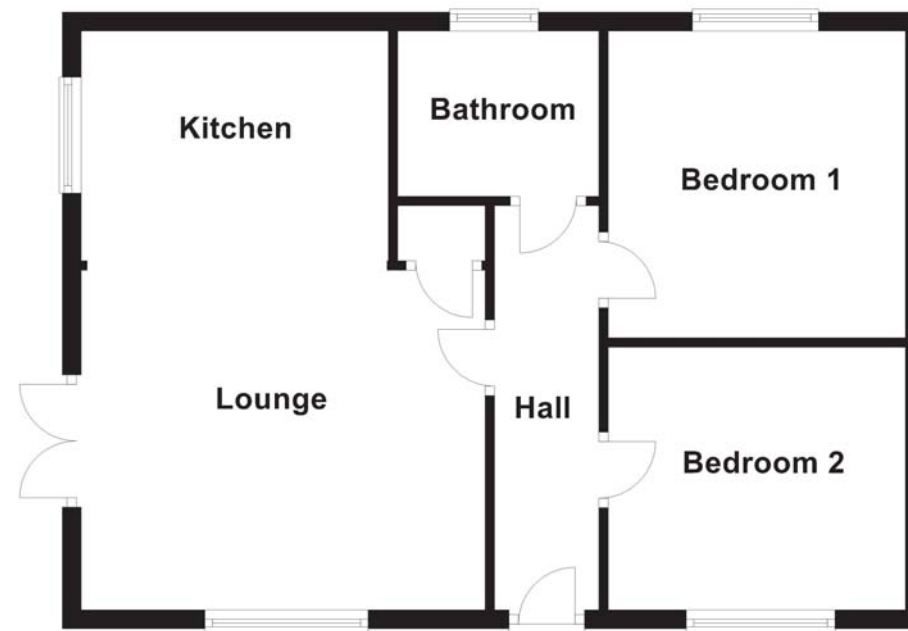
### Outside

The front of the property is mainly laid to lawn with a pathway leading to bin storage and entrance door, driveway to the side allowing for off road parking and access to garage via an electric door with power and lighting. Enclosed garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external tap and lighting.

Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Floorplan



- To arrange a viewing, please call us 01733 202525 -