



## Ground Floor

### Hall

Entrance door, single radiator, coving to ceiling, access to boarded loft with electricity, doors to:

**Lounge** 5.23m (17'2") x 3.43m (11'3")

Feature coal effect gas fireplace, TV point, coving to ceiling, uPVC double glazed window to front door to:

**Kitchen** 5.23m (17'2") x 2.95m (9'8")

Fitted with a matching range of base and eye level units, sink with mixer tap, space for fridge, washing machine and cooker, two built-in storage cupboards, coving to ceiling, uPVC double glazed window to side and front.

**Bedroom 1** 3.58m (11'9") max x 3.35m (11')

UPVC double glazed window to rear, single radiator, coving to ceiling.

**Bedroom 2** 3.58m (11'9") x 3.03m (9'11")

UPVC double glazed window to rear, single radiator, coving to ceiling.

### Shower Room

Fitted with a three piece suite comprising a shower cubicle, low-level WC and pedestal wash hand basin, extractor fan, tiled surround, uPVC frosted double glazed window to side.

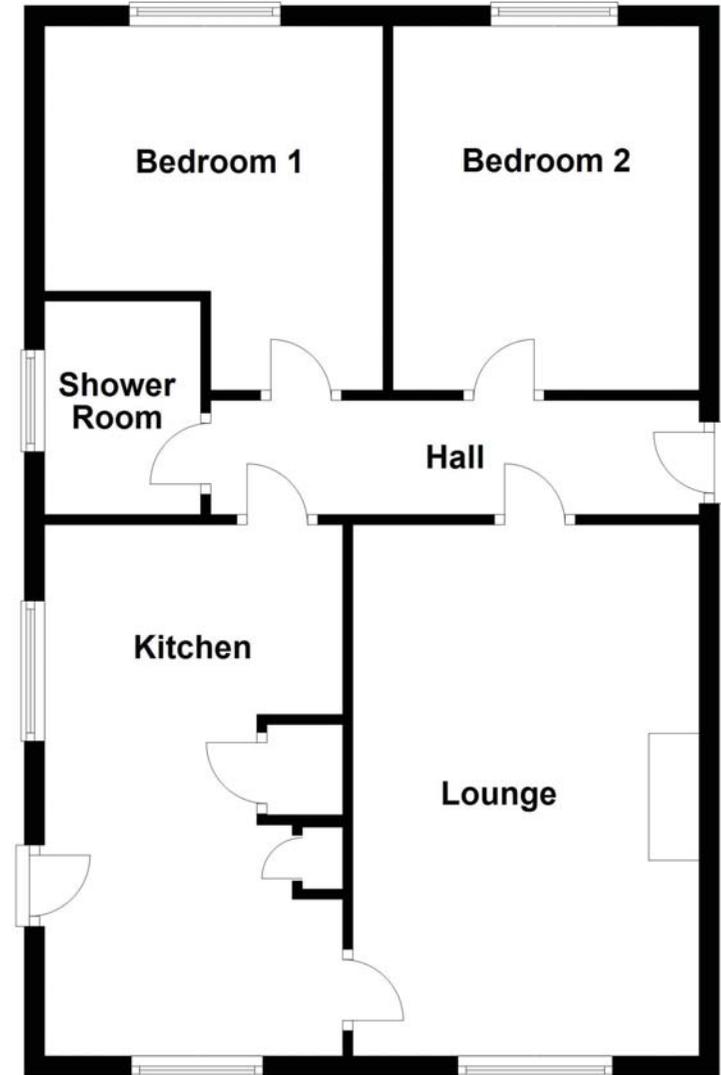
### Outside

The front of the property is laid to gravel with driveway to the side leading to an up and over garage, side gate. Enclosed courtyard rear garden, mainly laid to gravel with a patio area, a mixture of shrubs and bushes to border.

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 -