



## Ground Floor

### Hall

Entrance door, single radiator, telephone point, access to loft, doors to:

**Lounge** 5.20m (17'1") x 3.43m (11'3")

UPVC double glazed window to front, single radiator, TV point, coving to ceiling, door to:

**Kitchen** 5.20m (17'1") x 2.95m (9'8")

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

**Bedroom 1** 3.59m (11'9") x 3.07m (10'1")

UPVC double glazed window to rear, single radiator.

**Bedroom 2** 3.31m (10'10") x 3.58m (11'9")max

UPVC double glazed window to rear, single radiator, door to:

### Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, single radiator, uPVC frosted double glazed window to side.

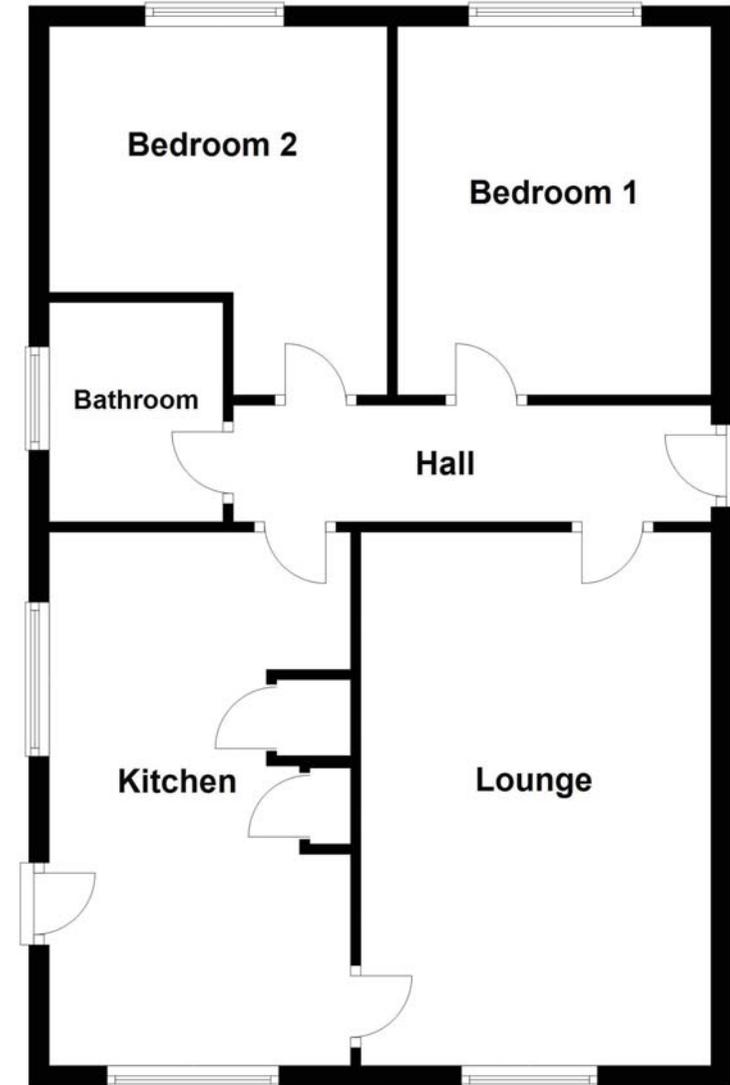
### Outside

The front of the property is mainly laid to gravel with a driveway to the side allowing for ample off road parking leading to an up and over garage. Low maintenance rear garden, mainly laid to gravel with a mixture of shrubs and bushes to border, pathway leading to the rear, access to garage via door. This property benefits from field views to the rear.

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 -