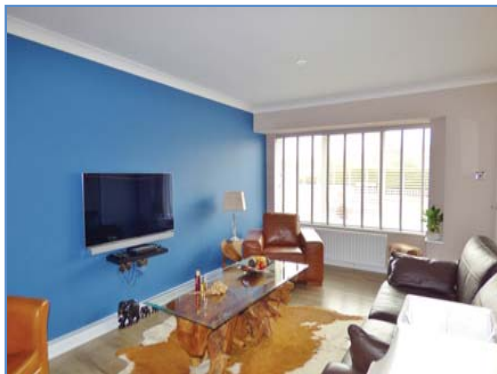
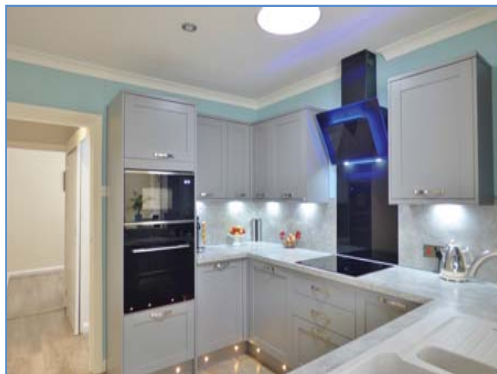


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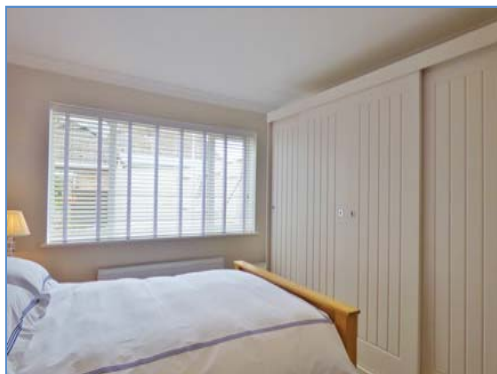
Lounge



Kitchen



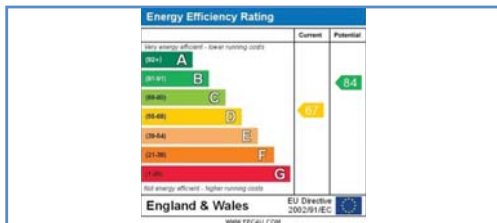
Dining Area



Bedroom



Garden



Energy Performance Certificate

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.

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### Entrance Hall

UPVC double glazed window to front entrance door, two, uPVC double glazed windows to front, Built in storage cupboard, laminate flooring, door to:

### Lounge 5.41m (17'9") max x 3.45m (11'4")

UPVC double glazed window to front, double radiator, laminate flooring, TV point, coving to ceiling with ceiling spotlights, door to inner hallway.

### Kitchen & Dining Area 5.25m (17'3" max) x 2.91m (9'7")

Re-fitted with a matching base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl sink with single drainer and mixer tap, built-in double oven, built-in four ring halogen hob with extractor hood over, window to side, uPVC double glazed window to side, two radiators, laminate flooring, coving to ceiling with ceiling spotlights, uPVC double glazed side door to garden

### Utility 1.60m (5'3") x 0.81m (2'8")

Space for washing machine and tumble dryer, uPVC frosted double glazed window to rear, radiator.

### Bedroom 1 3.88m (12'9") x 3.45m (11'4")

UPVC double glazed window to rear, built-in full length wardrobes with sliding doors and hanging space, double radiator, laminate flooring, coving to ceiling.

### Bedroom 2 2.64m (8'8") x 2.61m (8'7")

UPVC double glazed window to side, radiator, laminate flooring, coving to ceiling.

### Bathroom

Re-fitted with a three piece suite comprising P shaped bath with rain shower over and glass screen, pedestal wash hand basin and close coupled WC, tiled surround, uPVC frosted double glazed window to side, coving to ceiling.

### Attic Room 4.63m (15'2") x 3.26m (10'8") plus 1.20m (3'11") x 1.20m (3'11")

UPVC double glazed window to side, radiator, door to:

### Attic Area 4.63m (15'2") x 2.94m (9'8")

### Outside

The rear garden is enclosed by wood fencing, patio area and AstroTurf lawn area, gated side access, flower beds with a variety of flowers and shrubs, brick built shed, outside cold water tap. Door to oversized timber shed.

The front of the property is laid to granite chippings with foot bath leading to front entrance door. Tarmac driveway to the side providing off road parking area for two vehicles.

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- Call today to arrange your free valuation -

## Floorplan



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