



Well presented throughout, the accommodation briefly comprises: entrance hall with stairs to first floor landing; lounge with feature fire; kitchen with vaulted ceiling together with two sky lights, a range of fitted units, work surfaces and rear door access to the yard; centralised bathroom complete with three piece suite; three bedrooms, all with fitted wardrobe storage. Externally, a private west facing yard with wall boundaries and roller shutter door access to the rear service lane. Early viewings are advised!

GROUND FLOOR
756 sq.ft. (70.1 sq.m.) approx.

STAIRCASE
60 sq.ft. (5.6 sq.m.) approx.

KITCHEN
14'7" x 7'6"
4.44m x 2.28m

LOUNGE
14'1" x 11'11"
4.29m x 3.64m

BEDROOM THREE
10'0" x 9'8"
3.04m x 2.94m

BEDROOM TWO
12'8" x 9'8"
3.85m x 2.94m

BEDROOM ONE
13'8" x 11'11"
4.16m x 3.64m

BATHROOM

UP

DOWN

W

C

W

W

W

W

W

TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

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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