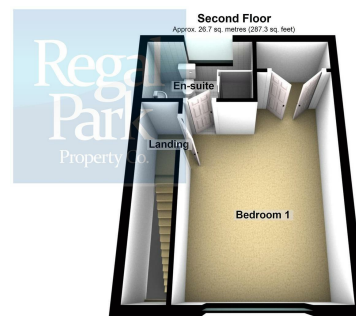
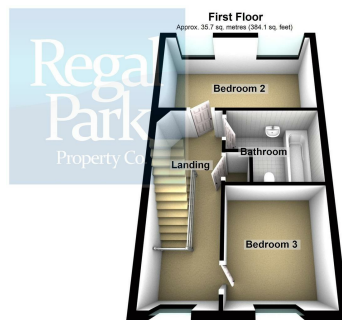


Total area: approx. 96.8 sq. metres (1042.5 sq. feet)



### Entrance Hall

UPVC double glazed window to front, radiator, fitted carpet, telephone point, door to:

### Kitchen

9'8" x 8'4" (2.95m x 2.54m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, vinyl flooring, wall mounted concealed boiler.

### Cloakroom

Fitted with two piece suite comprising, corner pedestal wash hand basin and close coupled WC, radiator, fitted carpet.

### Lounge/Dining Room

15'10" x 15'3" max (4.83m x 4.65m max)

UPVC double glazed window to rear, double radiator, single radiator, fitted carpet, TV point, UPVC french double doors to garden.

### First Floor and Landing

UPVC double glazed window to front, radiator, fitted carpet, stairs, airing cupboard, door to:

### Bedroom 2

8'6" x 15'3" (2.59m x 4.65m)

Two uPVC double glazed windows to rear, two radiators, fitted carpet.

### Bedroom 3

9'9" x 8'7" (2.97m x 2.62m)

UPVC double glazed window to front, radiator, fitted carpet.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled surround, radiator, vinyl flooring.

### Second Floor and Landing

Fitted carpet, radiator, door to:

### Bedroom 1

11'6" x 16'5" max (3.51m x 5.00m max)

UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobe(s), TV point, telephone point, door to:

### En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle and close coupled WC, velux window to rear, radiator, vinyl flooring.

### Outside

The rear garden has a decking area, laid to lawn, outside tap, pathway to rear with gated rear access.

There is parking to the rear of the property and a Single Garage in a block.

### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.