





#### Entrance Hall

UPVC double glazed window to side, radiator, LVT flooring, stairs down to Lounge, door to:

#### Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, LVT flooring.

#### Kitchen/Dining Room

18'5" x 10'8" max (5.61m x 3.25m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer, dishwasher and washing machine, fitted electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to front, double radiator, LVT flooring.

#### Lounge

12'8" x 17'3" max (3.86m x 5.26m max)

UPVC double glazed window to side, uPVC double glazed window to rear, double radiator, fitted carpet, telephone point, TV point, under-stairs storage cupboard, uPVC double glazed french double doors to garden.

#### First Floor and Landing

Fitted carpet, stairs to cupboard housing hot water cylinder, door to:

#### Bedroom 3

12'9" x 9'7" (3.89m x 2.92m)

UPVC double glazed window to rear, radiator, fitted carpet, TV point.

#### Bathroom

Fitted with four piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin, tiled shower cubicle with fitted power shower over and close coupled WC, shaver point, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

#### Bedroom 1

10'1" x 12'4" max (3.07m x 3.76m max)

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

#### En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted power shower over and close coupled WC, shaver point, uPVC obscure double glazed window to side, radiator, LVT flooring.

#### Bedroom 4

8'8" x 6'11" (2.64m x 2.11m)

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

#### Second Floor and Landing

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

#### Bedroom 2

12'11" x 17'3" max (3.94m x 5.26m max)

Two uPVC double glazed windows to rear, double radiator, fitted carpet.

#### Outside

There is a Driveway to the side providing off road parking.

The rear garden has a patio area, outside tap, outside lighting, lawn area, rubber chipping soft play area, further patio area, gated side access.

#### 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.