







### **Ground Floor**

#### **Entrance Hallway**

Having laminate flooring, ceiling light point, radiator, stairs to first floor, door to Guest WC, door to storage cupboard, door to kitchen and living room.

#### **Guest WC**

Having a WC, hand wash basin, tiled splashbacks, ceiling light point, double glazed window to the front aspect.

#### **Living Room**

18' 6" x 10' 6" ( 5.64m x 3.20m )

Having carpeted flooring, two ceiling light points, gas fire place and surround, door to utility room, door to hallway, designer wall radiator, double glazed window to the rear aspect.

#### **Kitchen / Diner**

9' x 15' 7" ( 2.74m x 4.75m )

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, integrated oven, four ring gas hob with extractor above, tiled splashbacks, tiled flooring, designer wall radiator, space for fridge / freezer, two ceiling light points, space for dining furniture.

#### **Utility Room**

5' 9" x 9' 8" ( 1.75m x 2.95m )

Having tiled flooring, space and plumbing for appliances, UPVC door to the side aspect leading to the rear garden.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and bathroom.

### Bedroom 1

10' 4" x 10' 9" max ( 3.15m x 3.28m max )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect.

### Bedroom 2

8' 7" x 13' 1" max ( 2.62m x 3.99m max )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect.

### Bedroom 3

8' 6" x 8' 9" ( 2.59m x 2.67m )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect.

### Bathroom

Having a WC, hand wash basin, bathtub with shower above, glass shower screen, tiled flooring, tiled walls, ceiling light point, double glazed windows to the front aspect.

## Outside

### Front

Having a small front garden area with hedges and shrubbery leading to the front entrance door.

### Rear

Being an enclosed rear garden with patio and laid to lawn areas with various mature trees and shrubbery surrounding.



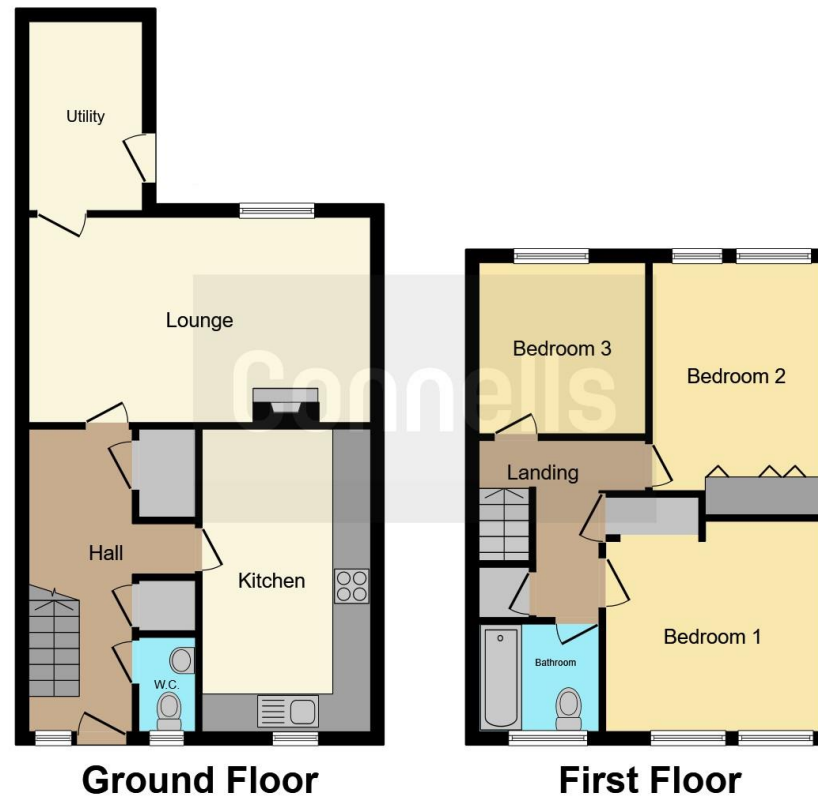












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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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