



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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SOLD PRIOR TO LISTING!!

Entrance Hall
Stairs to first floor, radiator, under stairs cupboard.

Separate W/C
Low flush W/C, wash hand basin.

Lounge (22ft x 13ft 5in)
Living flame gas fire, UPVC sliding doors, double radiator.

Dining room (12ft 1in x 11ft 1in)
Double radiator.

Study (10ft 4in x 10ft)
Radiator.

Kitchen (13ft 3in x 9ft 10in)
Floor units with round edge work tops, wall cupboards, 4 ring stainless steel gas hob, electric double oven, inset sink unit, radiator, extractor fan.

Utility (14ft 8in x 8ft 9in)
Plumbing for washing machine, stainless steel sink unit, radiator, floor units and work tops, Potterton gas fired boiler, door to Garage.

Integral Garage (16ft 5in x 16ft)
Remote control up and over door, electric light and power.

Landing
Radiator, linen cupboard with hot water cylinder, 2 built in cupboards.

Bathroom
Paneled bath with electric shower and screen, wash hand basin in vanity unit, low flush w, double radiator.

Bedroom (13ft 8in x 13ft)
Double radiator, shower enclosure, wash hand basin in vanity unit, fitted wardrobes along 1 wall.

Bedroom (13ft x 10ft 4in)
Wash hand basin in vanity unit, radiator, fitted wardrobes along 1 wall, access to loft.

Bedroom (9ft x 8ft 9in)
Built in wardrobes, radiator.

Bedroom (13ft 8in x 8ft 9in)
Fitted wardrobes, radiator.

Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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