




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	79	89
(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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Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

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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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NO ONWARD CHAIN!! Spacious and well-equipped family home featuring a modern kitchen/diner with French doors to the garden, stylish lounge, three good-sized bedrooms including a loft room with en-suite, and contemporary bathroom and WC. Outside boasts a patio, lawned garden, and summer house. To the front the property benefits from excellent access with x2 off road parking spaces.

Entrance Hall
Composite front door, double radiator, stairs to first floor.

Separate WC
Low flush W/C, porcelain wash hand basin, central heated towel radiator, extractor fan.

Kitchen / Diner – 18'7" x 10'6"
Gas fired boiler, fitted units + granite worktops, wall cupboards, stainless steel five ring gas hob, stainless steel electric double oven, plumbing for dishwasher, plumbing for washing machine, downlighters, Alpha combi, tiled floor, double radiator, UPVC window, UPVC French doors to rear garden, breakfast bar, French door opening to lounge.

Lounge – 14'10" x 11'1"
Electric fire, UPVC window, double radiator.

Bathroom
Porcelain wash hand basin, shower over bath with screen, low flush W/C, central heated towel radiator, UPVC window, extractor fan.

Bedroom 1 – 11' x 9'7"
2 UPVC windows, double radiator.

Bedroom 2 – 12' x 8'2"
2 UPVC windows, double radiator, fitted wardrobes along one wall.

Landing
Linen cupboard, radiator, UPVC window.

Loft Bedroom (Velux)
Bedroom 3 – 11'5" x 10'9" plus dormer
2 roof windows and blinds.

En-Suite Shower Room
Shower enclosure, porcelain wash hand basin, low flush W/C, UPVC window, central heated towel radiator, extractor fan.

Outside
At the rear, garden laid to paved patio area and lawn.

Garden Room – 15'6" x 7'8"