





**** EN SUITE & BATHROOM ****

Immaculate two bedroom modern property in a popular location. In brief the property offers a hall, lounge, kitchen diner with utility area and a cloakroom. Two double bedrooms, ensuite shower and a bathroom. Parking for 2 cars and a rear garden.



HALL

Entrance door into the hall with stairs to the first floor and door to -

LOUNGE

Upvc double glazed window to the front, radiator, under stairs storage cupboard and door to -

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, integrated fridge freezer and dishwasher, radiator and upvc double glazed double doors onto the garden.

UTILITY

Fitted cupboard and work surface, plumbing and space for a washing machine, radiator and a door to -

CLOAKROOM

Low flush wc, wash hand basin, radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Built in wardrobes, radiator and upvc double glazed window.



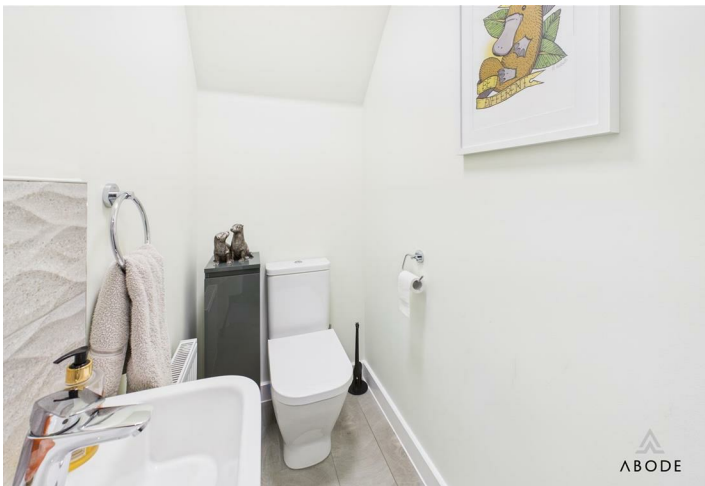
BATHROOM

Panel enclosed bath, low flush wc, wash hand basin radiator and upvc double glazed window.

OUTSIDE

Two parking spaces side by side to the front. The rear garden offers a lawn and paved patio.

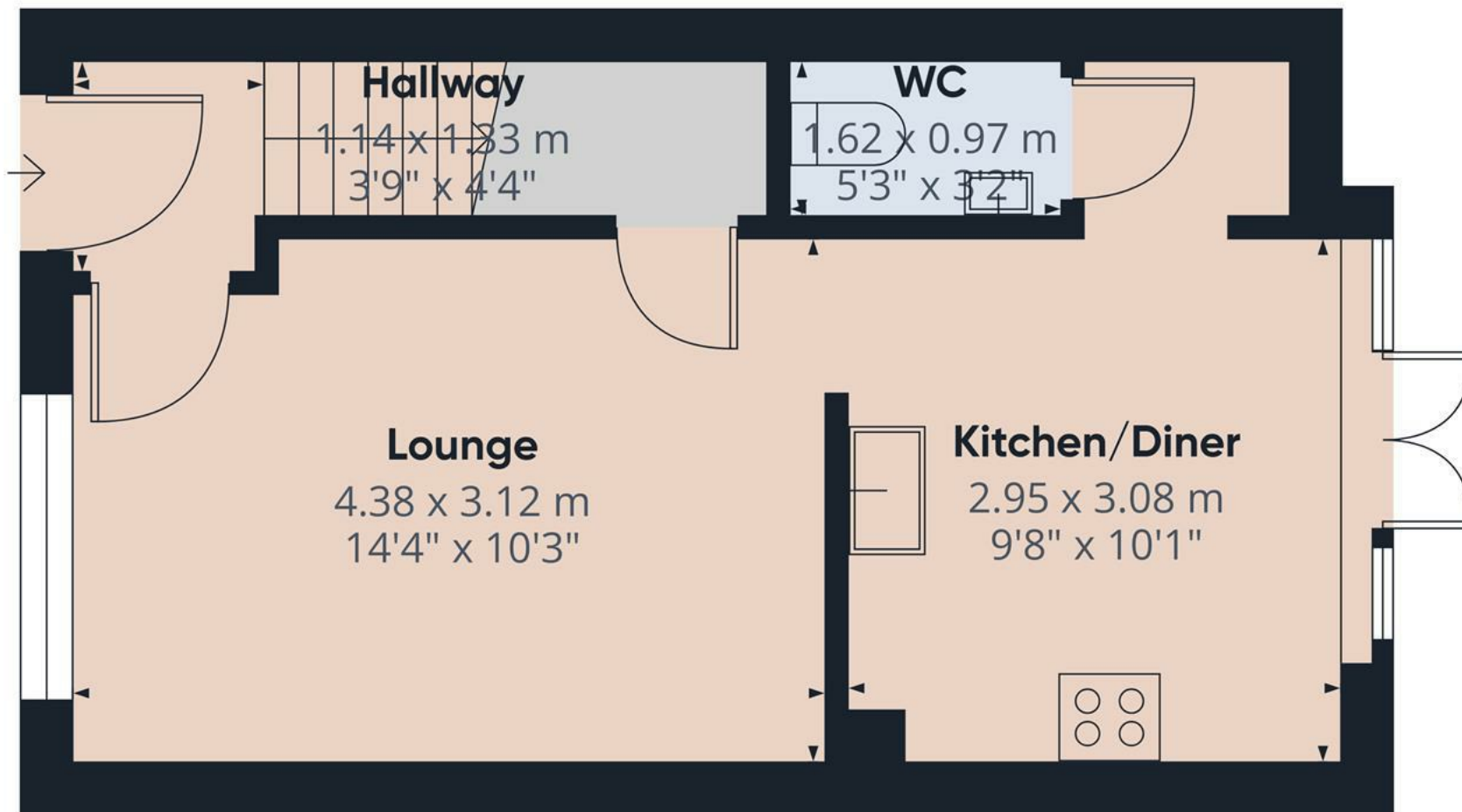












Approximate total area⁽¹⁾

30.9 m²

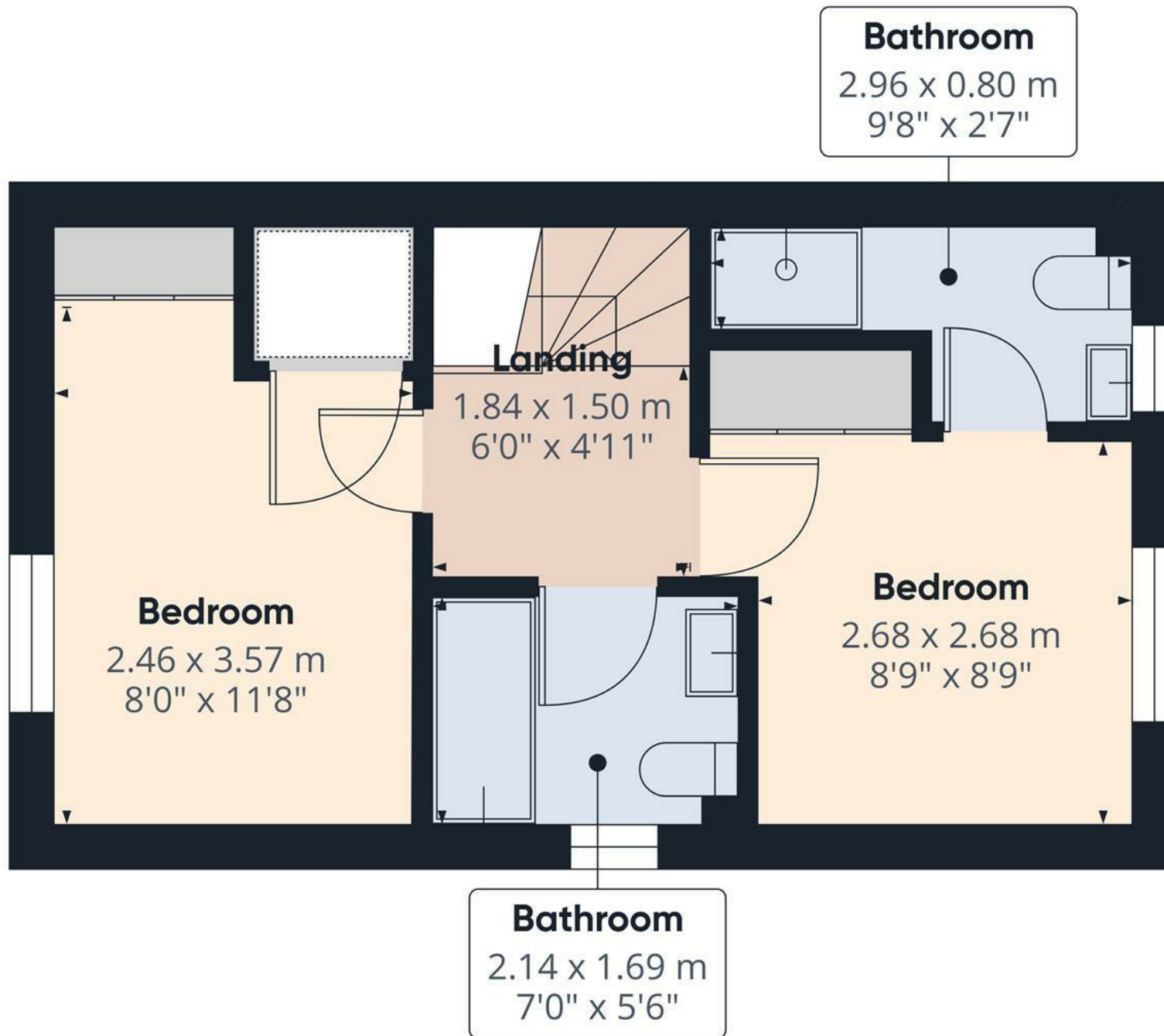
333 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

26.6 m²

287 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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 	