





Ground Floor

Entrance Hall

Enter the property via a timber/partly glazed front door and having ceiling spotlights, a central heating radiator, laminate flooring and doors opening to the lounge/diner and the guest WC.

Lounge/Diner

16' 3" x 11' 10" (4.95m x 3.60m)

Having uPVC/double glazed French doors to the rear aspect opening to the garden, a ceiling light point, two central heating radiators, a carpeted, spindle stairway leading to the first floor, a television aerial point, laminate flooring and a door opening to the kitchen.

Kitchen

8' 3" x 8' 0" (2.51m x 2.44m)

Being fitted with a range of wall, base and drawer cabinets with laminate work surface over and having a uPVC/double glazed window to the front aspect, a ceiling light point, tiled flooring, a sink with a mixer tap fitted and a drainer unit, a built-under, electric oven with a four-burner gas hob and an extraction unit over, plumbing for a dishwasher and space for an upright fridge/freezer.

Guest WC

Having a WC, a wash hand basin, a ceiling light point, a central heating radiator, an extraction unit and laminate flooring.



First Floor

Landing

Having a ceiling light point, access to the loft space, an airing cupboard carpeted flooring and doors opening to both bedrooms and the bathroom.

Bedroom One

11' 5" x 10' 0" max (3.48m x 3.05m max)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and a double door, built-in wardrobe.

Bedroom Two

10' 11" x 6' 8" (3.32m x 2.03m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and a door opening to a storage cupboard.

Bathroom

Having an obscure uPVC/double glazed window to the front aspect, ceiling spotlights, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap finished, tiled flooring, an extraction unit and a bath with a side mounted mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

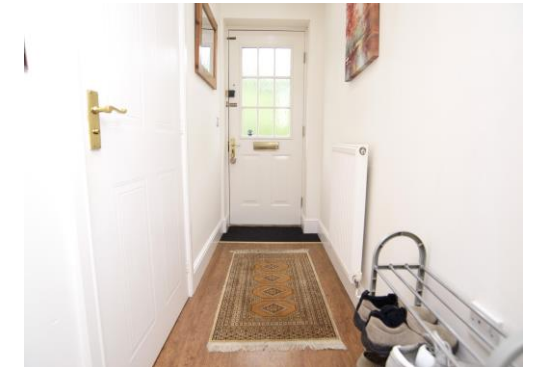
Outside

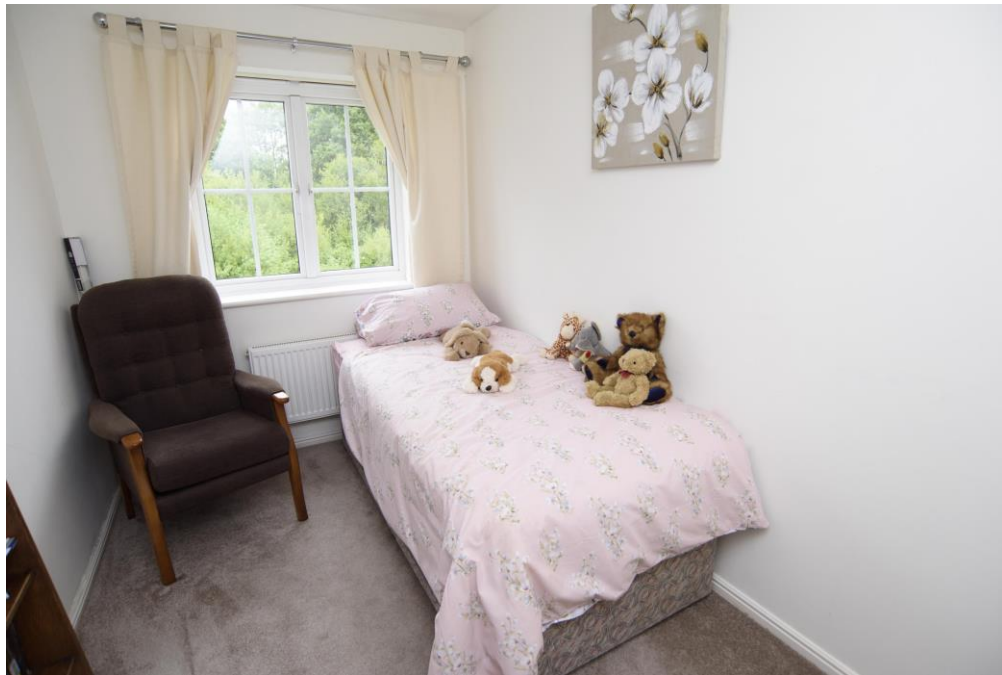
Front

Having a tarmac driveway suitable for parking multiple vehicles, a decorative gravel area, a lawn, a storm porch over the front entrance and access to the rear of the property via a wooden side gate.

Rear

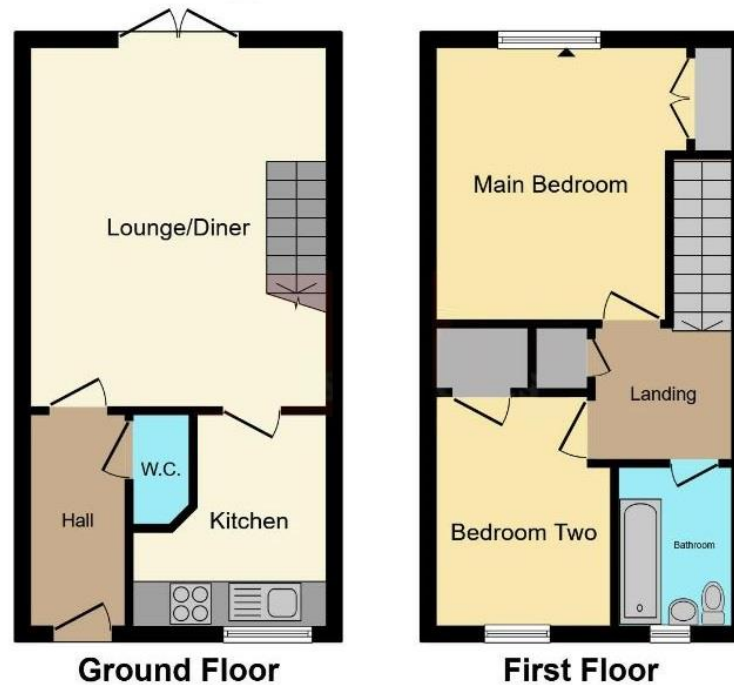
Having a patio area, steps up to a lawn, a decorative gravel area, various trees, shrubs and bushes and access to the front of the property via a wooden side gate.







* An immaculately presented, end terrace family home *



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Version: CK1943/001



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