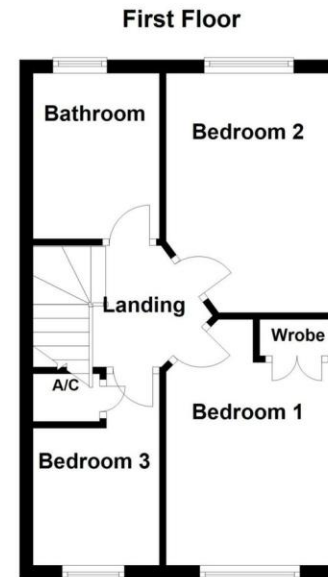
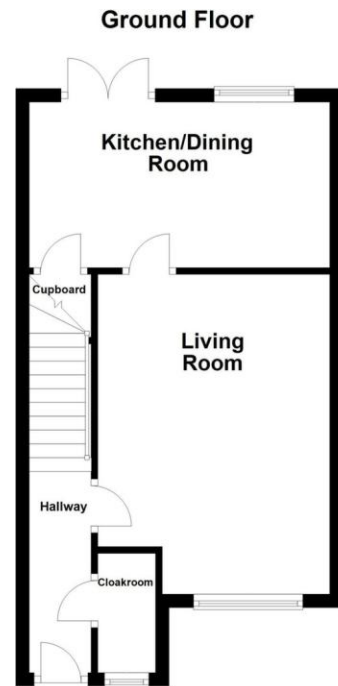






Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The accommodation comprises:

**FRONT ENTRANCE** With an external courtesy lighting, double glazed front door leading through to:

**RECEPTION HALLWAY** The hallway has a staircase leading off to the first floor landing, ceiling light point, radiator, doors to:

**GUEST CLOAKROOM** Fitted with a suite comprising of close coupled WC, corner pedestal wash hand basin, complementary wall tiling, ceiling light point, radiator, obscure UPVC double glazed window to the front.

**LIVING ROOM** 15' 7" x 11' 4" (4.75m x 3.45m) UPVC double glazed window to the front, ceiling light point, two radiators, laminate flooring, door leading through to:

**KITCHEN/DINING ROOM** 14' 8" x 8' 1" (4.47m x 2.46m) This full width kitchen diner has UPVC double glazed French doors leading out onto the garden and is fitted with an excellent range of matching base units and drawers with roll top work surfaces over and tiling surrounds, inset single drainer stainless steel sink unit which sits below a UPVC double glazed window which overlooks the rear garden, built-in stainless steel oven with matching four ring hob and extractor hood over, recess and plumbing for automatic washing machine, further space and point for additional electrical appliance, further range of matching wall mounted cupboards, two ceiling light points, radiator built-in understairs storage cupboard.

**FIRST FLOOR LANDING** With access to loft, ceiling light point, doors to:

**BEDROOM ONE** 11' 11" x 8' 1" (3.63m x 2.46m) This double bedroom has a built-in wardrobe, UPVC double glazed window to the front, ceiling light point, radiator.

**BEDROOM TWO** 11' 8" x 8' 2" (3.56m x 2.49m) A further double bedroom which enjoys an outlook over the rear garden via the UPVC double glazed window, and has a ceiling light point, radiator.

**BEDROOM THREE** 9' 7" x 6' 3" (2.92m x 1.91m) Bedroom three has a built-in airing cupboard housing the boiler, UPVC double glazed window to the front, ceiling light point, radiator.

**BATHROOM** 8' 1" x 6' 2" (2.46m x 1.88m) The family bathroom has a suite comprising of a panelled bath, close coupled WC, pedestal wash hand basin with vanity mirror over and corner shower cubicle with chrome coloured shower fitment, feature wall tiling, ceiling light point, extractor fan, electric shaver point, radiator, obscure UPVC double glazed window.