





### Property Description

A spacious two bedroom house offering a living room, refitted kitchen, double glazed conservatory, two double bedrooms and a refitted bathroom. The property also has the benefit of gas central heating, off street parking and rear garden with patio area. The property is also within easy reach to local amenities, including shops, restaurants, schools and doctors surgery.

### Entrance Hall

Laminate wood flooring. Radiator. Under stairs recess. Stairs to the first floor. Doors to Lounge and Kitchen.

### Kitchen

10' 10" x 9' 2" ( 3.30m x 2.79m )  
Recently fitted kitchen with high gloss wall and base units with complimentary work surfaces over. Two Integrated electric ovens, One 5 ring hob. Single bowl sink unit. Integrated dishwasher, tumble dryer and washing machine. Window overlooking the rear.

### Lounge

16' x 10' 11" ( 4.88m x 3.33m )  
Double glazed window to the front and French doors leading out to the Conservatory. Media wall with integrated lighting. Laminate wood flooring. Radiator.

### Conservatory

12' 9" x 9' 10" ( 3.89m x 3.00m )  
Double glazed window to the front and French doors leading out to the rear. Laminate wood flooring. Radiator.

### Landing

Double glazed window to the front. Access to loft. Doors to rooms.

### Master Bedroom

16' 1" x 9' 5" ( 4.90m x 2.87m )  
Double glazed window to the front. Radiator. Over stairs cupboard.

## Bedroom Two

15' 8" x 9' 11" ( 4.78m x 3.02m )

Double glazed window overlooking the rear garden. Laminate wood flooring. Radiator. Double built in wardrobes. Airing cupboard.

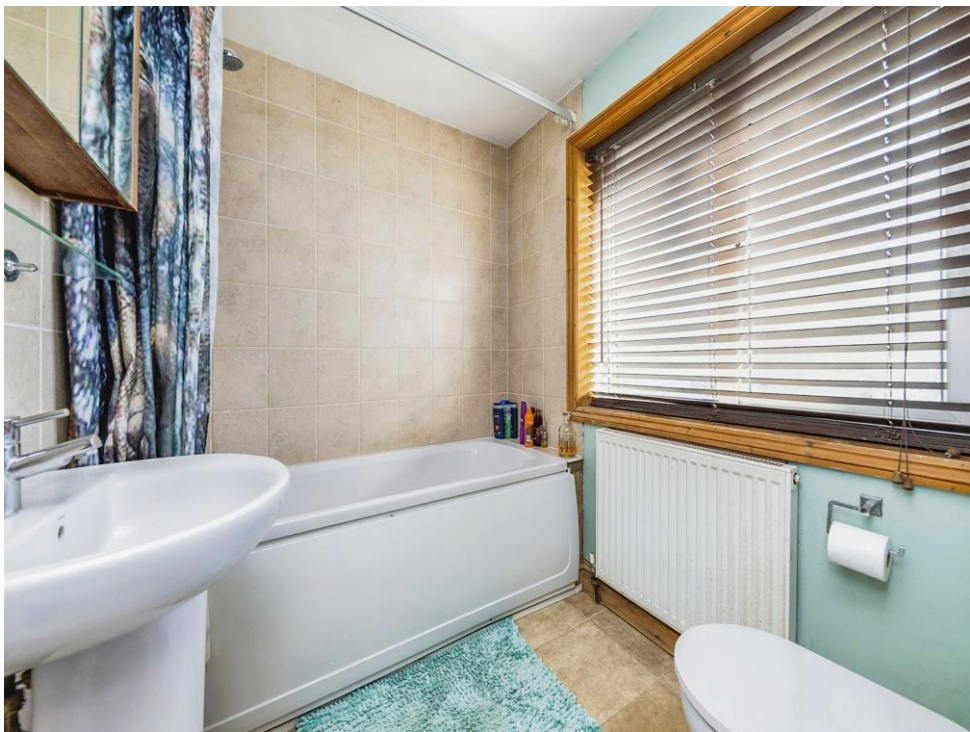
## Bathroom

Suite comprising of a panel bath with shower over, wash hand basin and a WC. Radiator. Window to the rear.

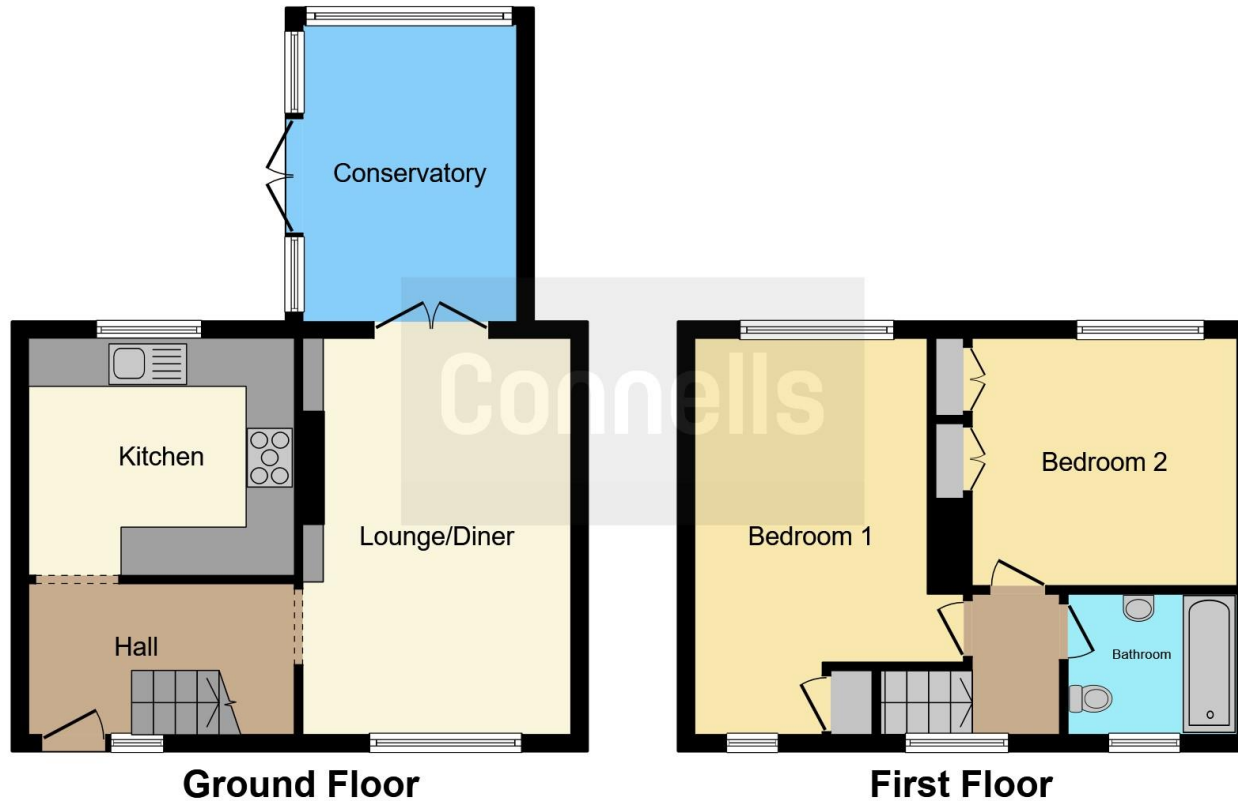
## Rear Garden

A large patio area adjoining the property. Wall with steps leading to lawn. Brick build shed. Access to parking at the rear of the garden for 2/3 vehicles.









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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**EPC Rating: C**

Tenure: Freehold

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