



- Chain-Free
- Link Detached

Entrance
Via double glazed door.

Entrance Hall
Radiator. Stairs to first floor. Ceiling light point. Doors to lounge and cloakroom.

Cloakroom
Double glazed window to front aspect. Radiator. Low level WC. Pedestal hand wash basin. Ceiling light point.

Lounge Diner 12'6" x 13'9" into 9'7" x 7'3" (3.81m x 4.19m into 2.92m x 2.21m)
Double glazed window to front aspect. TV point. Radiator. Ceiling light point. Door to kitchen. Patio doors to conservatory.

Conservatory 8'7" x 11'2" (2.62m x 3.40m)
Part brick construction. Double glazed windows to all aspects. Wall light point. Laminate flooring.

Kitchen 9'7" x 8'9" (2.92m x 2.67m)
Double glazed window to rear aspect. Range of eye level and base storage cupboards with laminate work surfaces over. One and a half bowl stainless steel sink unit with single drainer. Built in electric oven, gas hob and extractor hood. Further appliance space. Under stairs cupboard. Ceiling light point. Tiled flooring. Door to garage.

Upstairs

Landing
Double glazed window to side aspect. Radiator. Access to loft space. Airing cupboard. Ceiling light point. Doors to all bedrooms and the bathroom.

Bedroom One 12'6" x 8'5" (3.81m x 2.57m)
Double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom Two 8'2" x 11'2" (2.49m x 3.40m)
Double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom Three 7'7" x 11'2" (2.31m x 3.40m)
Double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom 7'3" x 6' (2.21m x 1.83m)
Double glazed window to rear aspect. Panelled bath with shower over. Vanity hand wash basin. Part tiled walls. Ceiling light point. Radiator. Tiled flooring.

Outside

Front of Property
Garage. Mainly laid to lawn and bloc paving.

Rear of Property
Mainly laid to lawn with mature trees, a shed and is enclosed by timber panel fencing.

- Conservatory
- Garage

Garage
Up and over door. Power and light.

Date Created: 29.05.19
Freehold.

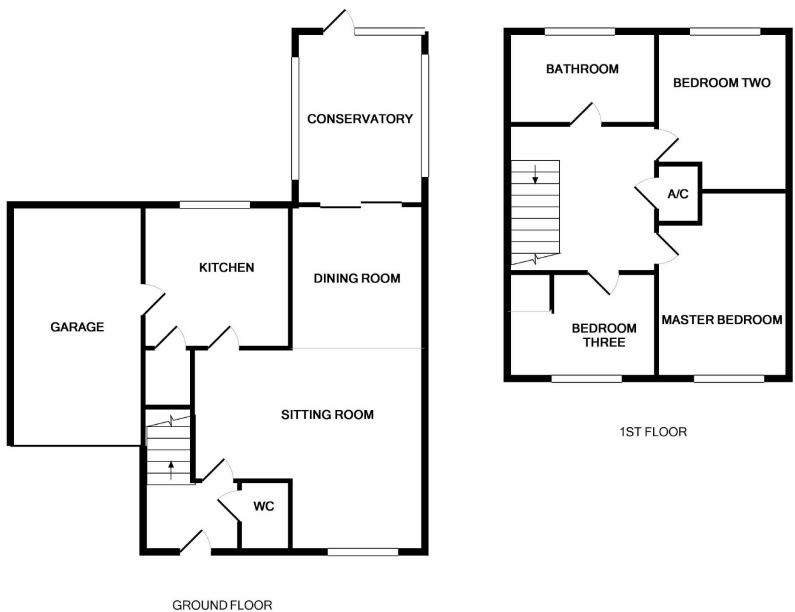
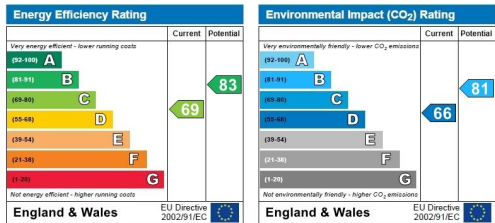
Draft details awaiting vendor approval.

Agents Note:
Should your offer be accepted.
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details

- Nunnery wood catchment
- Viewings 7 days a week

in the future to assist other companies for verification purposes. A record of the search will be retained.

Energy Performance Certificate:
A copy of the energy performance certificate is available upon request.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019

