



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, radiator, stairs to first floor accommodation.

SITTING ROOM

Laminate flooring, television point, ceiling coving, radiator.

DINING AREA

Laminate flooring, PVC French doors leading to rear garden, ceiling coving, radiator.

KITCHEN

Fitted with a a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, plumbing for automatic washer. Neff eye level oven, induction hob with extractor hood over. Radiator, laminate flooring, rear entrance door.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space which is partially boarded, fitted cupboard housing gas fired central heating boiler.

BEDROOM ONE

Radiator, fitted wardrobe to one wall, fitted cupboard.

BEDROOM TWO

Radiator, fitted wardrobe.

BEDROOM THREE

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over, wash hand basin set in vanity unit, low flush WC. Radiator, fully tiled walls, extractor fan.

OUTSIDE

Outside, the rear garden is mainly laid to lawn with hedge and fence boundaries and side gated access, while the low-maintenance gravelled front provides additional kerb appeal. A side driveway leads to the detached garage, offering ample parking.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains electricity, gas, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

