



#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

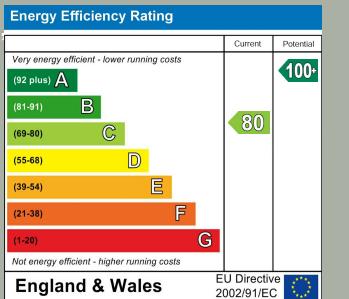
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.





## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, stairs to first floor, understairs cupboard, recessed ceiling lights, radiator.

### W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer tap, tiled splashback, tiled floor, recessed ceiling lights, extractor, radiator.

### KITCHEN DINER

5.48 x 3.11 (17'11" x 10'2")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, chrome mixer taps, extractor hood, integrated dishwasher, integrated fridge/freezer, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, rear entrance door, recessed ceiling lights, tiled floor, part tiled walls, radiator.

### SITTING ROOM

3.49 x 6.22 (11'5" x 20'4")

T.V. aerial point, radiator, double french doors to garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Stairs to second floor fitted cupboard housing hot water cylinder, recessed lighting, radiator.

#### BEDROOM TWO

4.20 x 3.18 (13'9" x 10'5")

Fitted wardrobes, T.V. aerial point radiator.

#### EN SUITE

Three piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer taps, step in shower cubicle, recessed ceiling lights, tiled floor, part tiled walls, chrome ladder towel rail, extractor.

#### BEDROOM THREE

3.47 x 3.16 (11'4" x 10'4")

T.V. aerial point, radiator.

#### BEDROOM FOUR

2.51 x 2.97 (8'2" x 9'8")

T.V. aerial point, radiator.

#### BATHROOM

Three piece suite comprising low flush W.C.,

pedestal wash hand basin, chrome mixer taps, panelled bath, shower over, shower screen, tiled floor, part tiled walls, recessed ceiling lights, cladding, extractor.

### SECOND FLOOR ACCOMMODATION

#### LANDING

Recessed ceiling lights.

#### BEDROOM ONE

4.21 x 4.18 (13'9" x 13'8")

Two veluxes, under eaves storage, T.V. aerial point, radiator.

#### EN SUITE

Three piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer taps, step in shower cubicle, tiled floor, part tiled walls, velux windows, cladding, extractor.

#### OUTSIDE

The property features a private, low-maintenance rear garden with paved seating areas, an artificial lawn, decorative gravel, mature shrubs, and a covered BBQ space, ideal for relaxing or entertaining. Rear gated access leads to a second driveway and garage, while the front offers established planting and a gravelled driveway, enhancing its kerb appeal.

#### GARAGE

Up and over door, power and light.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, electricity, gas and drainage.

#### APPLIANCES

No Appliances have been tested by the Agent.

