



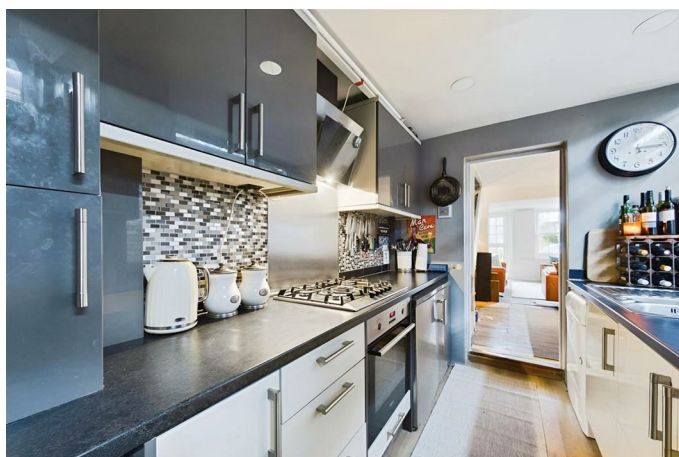


**Lounge/Dining Room 20'4 x 12'0 (6.20m x 3.66m)**



Double glazed front door, double glazed sash windows with shutters, coving, feature fireplace, two radiator, double glazed door to courtyard and stairs to first floor.

**Kitchen 10'11 x 7'5 (3.33m x 2.26m )**



Modern fitted kitchen with wall and base units with work surfaces to compliment, 1 1/2 bowl sink with drainer and tiled splashbacks, gas hob with cooker hood over, electric oven, plumbing for washing machine, double glazed window and double glazed door to courtyard.

**Bathroom**



Double glazed window, panelled bath with mixer taps and shower over, pedestal wash hand basin, low level wc, heated towel rail, double glazed window and fully tiled.

**Landing**

Loft access to fully boarded loft with light.

**Bedroom One 10'11 x 10'10 (3.33m x 3.30m )**



Double glazed sash window, radiator, coving and two built in cupboards.

### **Bedroom Two 9'8 x 9'1 (2.95m x 2.77m )**



Double glazed window, radiator, coving and built in cupboard.

### **Front Garden**

Path way to front door with flower and shrub borders.

### **Rear Garden**



Small courtyard adjacent to the kitchen and laid to lawn rear garden with flower and shrub borders, pebbled and patio seating area.

### **Off Road Parking**

Pebbled off road parking for two cars to side.



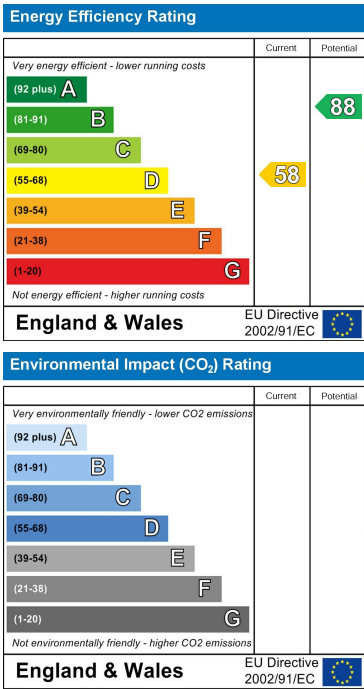
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.