# The Accommodation Comprises:-

UPVC double glazed front door to;

### Entrance Hall:-

Storage cupboard housing boiler and consumer unit, door to;

**Lounge:-** 13' 9" x 13' 2" (4.19m x 4.01m) maximum measurements Sliding door and window to rear garden, feature electric fire, radiator.

# **Kitchen:-** 10' 1'' x 7' 10'' (3.07m x 2.39m)

Window to rear elevation, fitted with a range of base cupboards and eye level units, roll top work surfaces, tiled surround, one and a half bowl stainless steel sink unit with mixer tap, space for cooker, fridge/ freezer and space and plumbing for washing machine, built in larder cupboard.

**Bedroom:-** 11' 1" x 11' 1" (3.38m x 3.38m) Window to front elevation, radiator.

# Wet Room:- 7' 1" x 5' 7" (2.16m x 1.70m)

Window to side elevation, electric shower, floor drainage, pedestal wash hand basin, close coupled WC.

#### Outside:-

The rear garden is laid to patio for ease of maintenance with mature shrubs to borders, enclosed by panelled fencing with pedestrian access via gate. To the front of the property is a further garden mainly laid to lawn with mature shrubs and built in sheds.

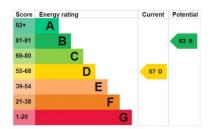






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**Tenure: Freehold** 

# Council Tax Band: A

\*DRAFT DETAILS\*

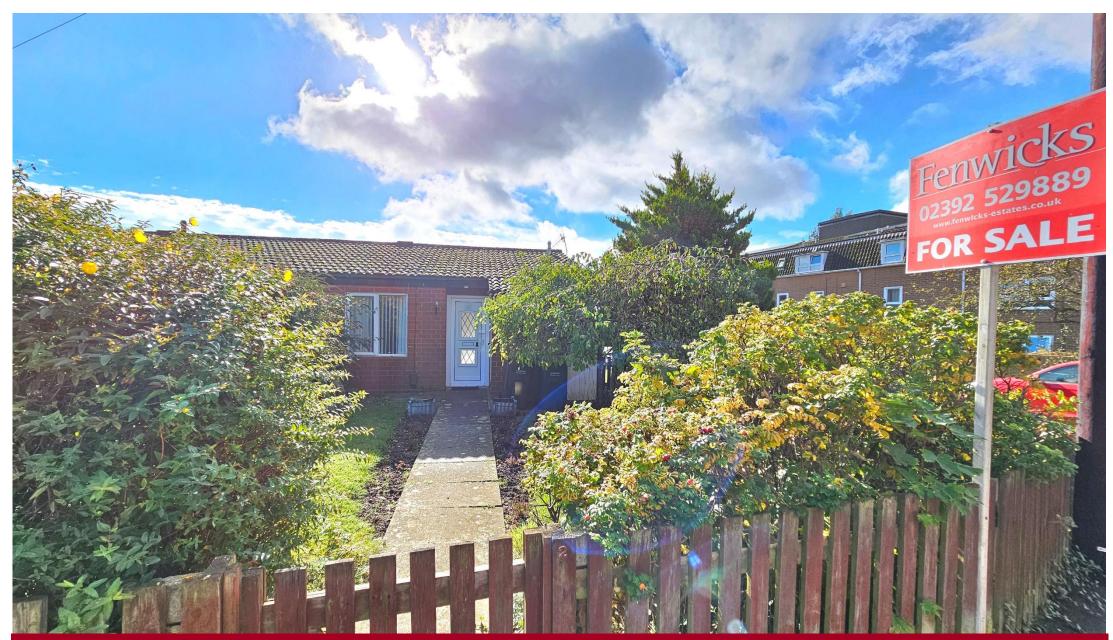
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