







This well-presented one-bedroom home offers a spacious open plan sitting/dining room leading to the kitchen and a generously sized double bedroom with bathroom on the first floor. With the added benefits of a garage and a good size garden, it's a fantastic property for first-time buyers or investors alike. Don't miss your chance to view this great opportunity offered for sale chain free!

### Entry Porch

7' 0" x 2' 7" (2.13m x 0.79m)

Entrance door from garden and a sliding door access to the open plan sitting/dining room.

Feature stained glass window pane

### Sitting/Dining Room

15' 8" x 13' 7" (4.78m x 4.14m)

Bright spacious room with window to the side and stairs leading to the first floor. Opening to the kitchen. Radiator

### Kitchen

8' 0" x 6' 5" (2.43m x 1.96m)

Fitted wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Space for white goods. Window to front.

### Landing

5' 5" x 2' 8" (1.65m x 0.82m)

Heated towel rail.

### Bedroom

13' 0" x 8' 3" (3.96m x 2.51m)

Spacious room with fitted wardrobes and airing cupboard. Dual aspect windows to front and side. Loft access. Radiator

### Bathroom

5' 7" x 5' 6" (1.69m x 1.68m)

WC and wash basin. Bath with shower head over. Window to front and radiator

### Outside

#### Rear Garden

Enclosed garden with fencing. A paved patio seating area and a good size lawn.

Surrounded by established trees offering privacy. Pathway to rear gate access.

#### Garage

16' 6" x 8' 2" (5.04m x 2.49m)

Up and over door.

#### Shed

11' 8" x 10' 2" (3.56m x 3.10m)

Storage space.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

379.64 ft<sup>2</sup>

Reduced headroom

18.94 ft<sup>2</sup>

(1) Excluding balconies and terraces

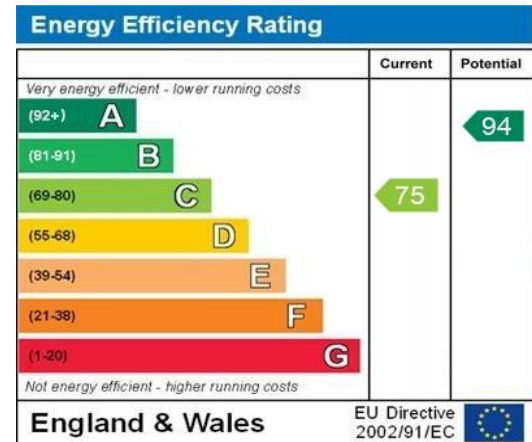
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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