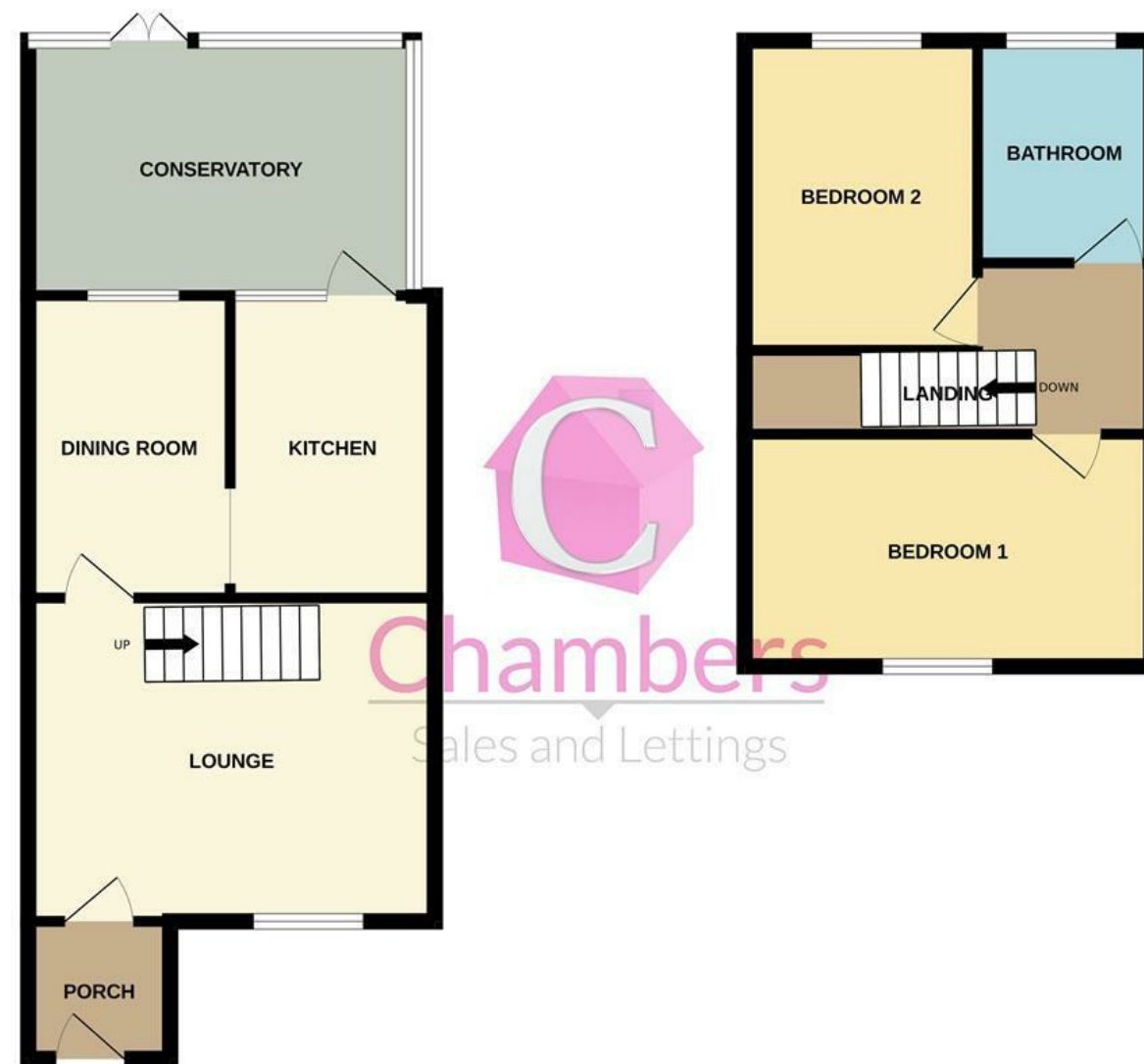


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £265,000
Freehold



Entrance Porch

Textured ceiling. Door to:

Lounge

14'7" x 11'9" (4.461 x 3.590)

Textured ceiling, window to front elevation, radiator.

Dining Room

10'10" x 7'2" (3.315 x 2.205)

Textured ceiling, window to rear elevation, radiator.

Kitchen

11'0" x 6'11" (3.359 x 2.130)

Skimmed ceiling, door and window to rear elevation, fitted range of wall and base units with work surface over, inset sink with mixer tap, built in oven, hob and hood, plumbing for washing machine, space for under counter fridge and freezer units.

Conservatory

Constructed from PVCu double glazed elevations under a poly carbonate roof, French style doors to rear garden.

Bedroom 1

14'8" x 8'5" (4.478 x 2.572)

Textured ceiling, window to front elevation, radiator.

Bedroom 2

11'1" x 8'5" (3.402 x 2.583)

Textured ceiling, window to rear elevation, access to boiler cupboard, radiator.

Family Bathroom

7'11" x 5'9" (2.436 x 1.772)

Textured ceiling, window to rear elevation, suite comprising panel bath with mixer tap/shower attachment, W.C, pedestal wash basin, laminate flooring, radiator.

Rear Garden

A fully enclosed rear garden laid to low maintenance decking and ornamental gravel. Rear pedestrian gateway.

Garage

In a near by block.

Parking

In the near by car park, numbered parking spaces for the sole use of owners with garages.

Upgrades

Kitchen worktops June 2026

All carpets January 2026

Oven December 2025

Lounge, 2 x bedroom @ bathroom windows. March 2024

Kitchen LVT flooring March 2024

Decorated (professional) March 2024

Bath and LVT flooring July 2023

