

Ground Floor

Lounge
3.86m (12'8") x 3.09m (10'2")

Kitchen
2.81m (9'3") x 1.57m (5'2")

First Floor

Landing
1.83m (6') x 1.80m (5'11")

Bedroom
3.86m (12'8") max x 2.86m (9'5") plus
0.01m (0') x 0.01m (0')

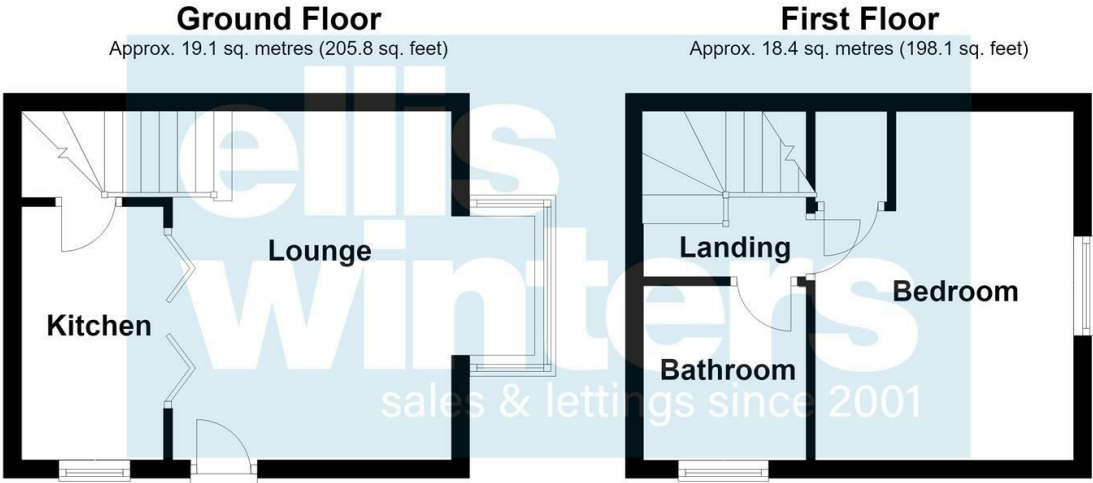
Bathroom
1.93m (6'4") x 1.80m (5'11")

Outside
There is an open plan garden to the front of the property which is laid to gravel with an allocated parking space to the rear.

Further Information
Council tax band: A
EPC Rating: C
Minimum household income to pass referencing: £24,750

Disclaimer
All property details, photographs, floorplans, and other marketing

materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified



Total area: approx. 37.5 sq. metres (403.9 sq. feet)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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PROPERTY SUMMARY

A well-presented one double bedroom cluster house, ideally suited to a single professional or couple. The property offers a spacious separate lounge and a fitted kitchen, providing a practical and comfortable living layout. To the first floor, there is a good-sized double bedroom and a bathroom suite.

Further benefits include UPVC double glazing throughout, helping with energy efficiency, and an allocated parking space for added convenience. The property holds an EPC rating of C.

Available from mid-August, with a deposit of £925. Early viewing is highly recommended to avoid disappointment.

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