



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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 £299,995
Freehold



Front Door

Into:

Lounge/kitchen/diner

27'7" x 11'7" (8.41 x 3.55)

Double glazed window to front elevation, stairs to first floor, laminate flooring, radiator, open access to kitchen/diner.

Kitchen/Diner

Refitted with a range of wall and base cupboard/drawer units with work surfaces over, inset butler sink with mixer tap, integrated appliances including a Neff Induction hob with oven under and cooker hood over, built in eye level microwave, integrated fridge/freezer, washer/dryer and slimline dishwasher, breakfast bar with four stools, combi boiler in concealed cupboard (replaced two years ago), UPVC double glazed door and window to rear, laminate flooring, radiator.

First Floor Landing

Access to loft via void, doors to bedroom 1 and 2 and refitted shower room.

Bedroom One

11'7" x 7'8" (3.55 x 2.35)

Double glazed window to rear elevation, built in sliding door double wardrobe, radiator.

Bedroom Two

11'7" x 8'2" min (3.55 x 2.50 min)

Double glazed window to front elevation, built in storage cupboard over stair bulk head, radiator.

Refitted Shower Room

Fitted with a white suite comprising of a large fully tiled walk in shower, low level WC, wall mounted vanity wash hand basin with illuminated mirror above, chrome heated towel rail. ceramic tiled floor.

Rear Garden

Area immediately behind house laid to patio, further area laid to lawn, fully fence enclosed with a rear access gate, outside tap. This garden has favourable South facing aspect.

Allocated Parking

There are two allocated parking space one is situated at the front of the property and the second is at the rear of the garden which can be accessed via Old Street.

