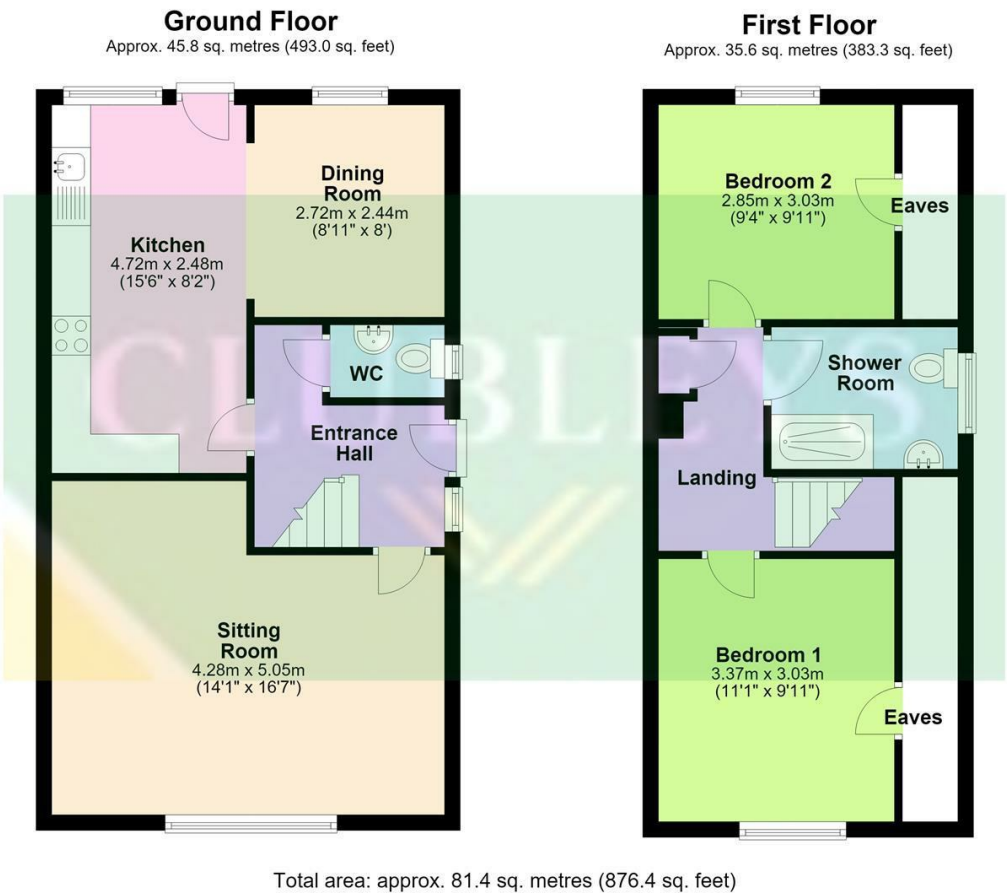




THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC entrance door opening into the hallway, with laminate flooring, radiator, and stairs leading to the first floor with a useful downstairs cupboard.

WC

Two piece white suite comprising low flush WC, wash hand basin with tiled splash back, laminate flooring.

SITTING ROOM

4.28m x 5.05m (14'0" x 16'6")

Ceiling coving, laminate flooring, TV aerial point, telephone point, two radiators.

KITCHEN

4.72m x 2.48m (15'5" x 8'1")

Fitted with a range of wall and base units incorporating work surfaces, a single drainer stainless steel sink unit, electric oven and hob with extractor hood over, radiator, plumbing for an automatic washing machine, and an integrated fridge freezer. Open plan to...

DINING ROOM

2.72m x 2.44m (8'11" x 8'0")

Laminate flooring, radiator, ceiling coving.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft space, which is boarded and fitted with lighting, and houses the wall-mounted gas-fired central heating boiler. Radiator and fitted storage cupboard.

BEDROOM 1

3.37m x 3.03m (11'0" x 9'11")

Radiator, access to part boarded eaves storage space.

BEDROOM 2

2.85m x 3.03m (9'4" x 9'11")

Radiator, access to part boarded eaves storage space.

SHOWER ROOM

A three-piece white suite comprising a walk-in shower cubicle, pedestal wash hand basin and low-flush WC, with part shower-boarded walls.

OUTSIDE

The private south-facing garden is a real highlight, featuring a generous lawn, patio seating area and mature boundaries that create a wonderful sense of seclusion. To the front, a low-maintenance driveway provides ample parking and access to the garage.

GARAGE

Garage with up-and-over door, side personnel door, plumbed for automatic washer, power and light.

ADDITIONAL INFORMATION

The current owners have significantly improved the property during their ownership, including the installation of a new gas-fired central heating boiler and radiators, a newly fitted kitchen, updated electrical works including a replacement consumer unit, and new flat roofs to both the garage and bathroom. The property has also been redecorated throughout, with the majority of carpets and floor coverings replaced, along with a new driveway and fencing, creating a home that is ready to move straight into.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

