



- A coach house occupying a large and private corner plot
- Open plan lounge and kitchen with a sunny aspect
- Two double bedrooms, gas ch and double glazing
- Private drive leading to integral garage with door to garden
- Additional private drive and fully enclosed, sunnty patio garden
- Offered for sale with no onward chain!



"A very good size coach house which enjoys a tucked away and quiet location".

The accommodation comprises entrance lobby, staircase rising to first floor and leading into studio style open plan lounge, dining room and kitchen. The kitchen benefits integrated appliances and has a sunny aspect from Velux window, the lounge has a pleasant aspect to front overlooking drive. There are two double bedrooms and attractive family bathroom. Gas ch and upvc double glazing.

Outside to front there is a private drive leading to a large integral garage. The property has an additional private drive providing parking for two further vehicles and lawn adjoining. Pathway and gate lead into an extremely private and sunny garden with door leading into directly into the garage.

There will be no onward sales chain with this purchase.

The property has an original lease of 999 years commencing 1 January 2011 the residue is approx. 985 years. There is an annual management fee of approx. £850.00 and ground rent of approx. £255.00.

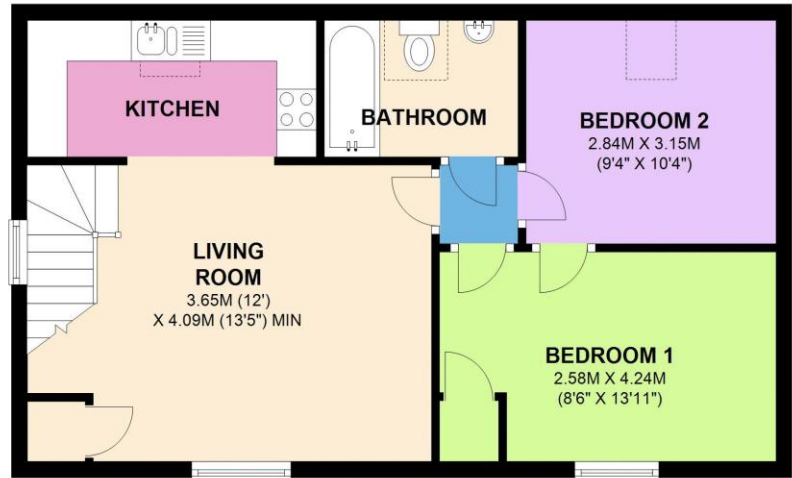
**Tenure:** Leasehold. **Council Tax Band:** B.





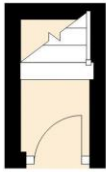
## FIRST FLOOR

APPROX. 51.5 SQ. METRES (554.0 SQ. FEET)



## GROUND FLOOR

APPROX. 1.4 SQ. METRES (15.2 SQ. FEET)



**TOTAL AREA: APPROX. 52.9 SQ. METRES (569.2 SQ. FEET)**

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.