





### Ground Floor

#### Entrance Hall

Having a composite front entrance door, carpeted flooring, ceiling light point, radiator, stairs to first floor, door to living room.

#### Living Room

10' 2" x 15' max ( 3.10m x 4.57m max )

Having carpeted flooring, ceiling light point, radiator, door to kitchen, door to storage cupboard, double glazed window to the front and side aspect.

#### Kitchen / Diner

15' 3" x 11' 7" max ( 4.65m x 3.53m max )

Being a fully fitted kitchen with a range of wall, base and drawer units, with laminate worktops across, sink with drainer, space and plumbing for appliances, space for fridge freezer, tiled splashbacks, space for dining furniture, double glazed window to the rear aspect, UPVC door to the rear, laminate flooring, radiator, ceiling light point.



## First Floor

### Landing

Having carpeted flooring, ceiling light point, double glazed window to the side aspect, doors to bedrooms and bathroom.

### Bedroom 1

8' 8" x 15' max ( 2.64m x 4.57m max )

Having laminate flooring, ceiling light point, radiator, double glazed window to the front aspect, door to storage cupboard.

### Bedroom 2

8' 8" x 8' 5" ( 2.64m x 2.57m )

Having laminate flooring, ceiling light point, radiator, double glazed window to the rear aspect.

### Bedroom 3

6' x 12' 1" max ( 1.83m x 3.68m max )

Having laminate flooring, ceiling light point, double glazed window to the front aspect.

### Shower Room

Having a WC, hand wash basin with storage beneath, corner shower cubicle, laminate flooring, ceiling light point, UPVC paneling, heated towel radiator, double glazed window to the rear aspect.

### Outside

### Front

Having a brick paved driveway suitable for multiple vehicles with an EV charging point.

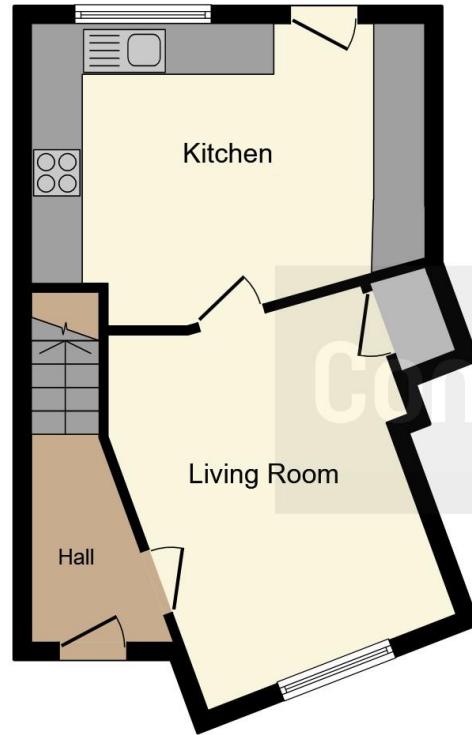
### Rear

Being an enclosed rear garden with a large laid to lawn area and small patio area.

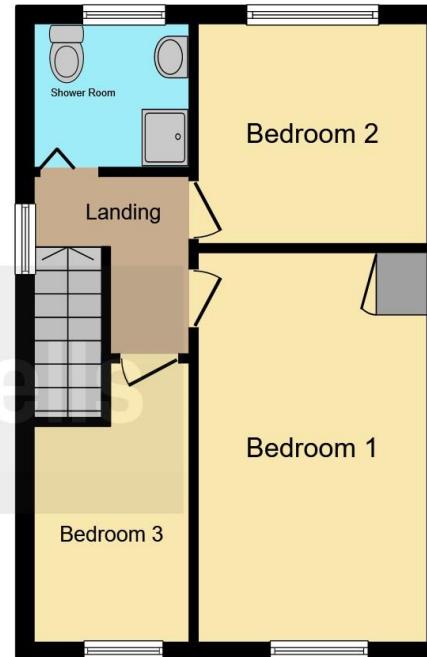








**Ground Floor**



**First Floor**

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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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