



## Ground Floor

### Entrance Lobby

Wooden door with wooden double glazed panel above to front, inset ceiling spotlights, alarm control panel, electric panel heater and storage cupboard housing the electric meter. Staircase access to first floor;

### First Floor

#### Landing



Inset ceiling spotlights, two wooden double glazed windows, one with single glazed stained glass pane, electric panel heater and coving to ceiling. Storage cupboard housing the fusebox, water heater and loft hatch. Intercom entry system, doors to bathroom, bedrooms and lounge/kitchen;

### Lounge/Kitchen 17'5" x 17'1" (5.31 x 5.21)



Open plan with two electric panel heaters, wooden double glazed sash windows to front, four telephone point, two t.v. points, t.v. aerial lead and cable point. Inset ceiling spotlights and coving to ceiling. Wall and base units with laminate worktop, integrated electric oven and electric four ring hob. Hotpoint extractor hood above. Integrated dishwasher and fridge/freezer. Wine rack, stainless steel circular sink and drainer and plumbing for washing machine.

### Bathroom 7'3" x 7'7" (2.21 x 2.31)



Three piece white suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Part tiled walls, electric towel radiator and electric

shaver point. Extractor fan, inset ceiling spotlights and obscure wooden double glazed sash window to front.

### Bedroom Two 6'11" x 7'5" (2.11 x 2.26)



Single bedroom with electric panel heater, wooden double glazed sash window to rear. Coving to ceiling, inset ceiling spotlights, built in shelving. Telephone point.

### Bedroom One 9'10" x 13'0" (3.00 x 3.96)



Double bedroom with t.v. point and telephone point. Wooden double glazed sash window to front, coving to ceiling, electric panel heater and inset ceiling spotlights. Door to en-suite shower room;

### En-suite Shower Room 5'7" x 7'5" (1.70 x 2.26)



Three piece suite comprising low flush w.c. shower cubicle with mains shower, sink with vanity unit. Tiled floor, part tiled walls, electric towel radiator. Extractor fan and inset ceiling spotlights. Wall light and electric shaver point.

### External



Pavline frontage

**Parking**

On street permit parking

**Energy Rating**

E

**Council Tax Band**

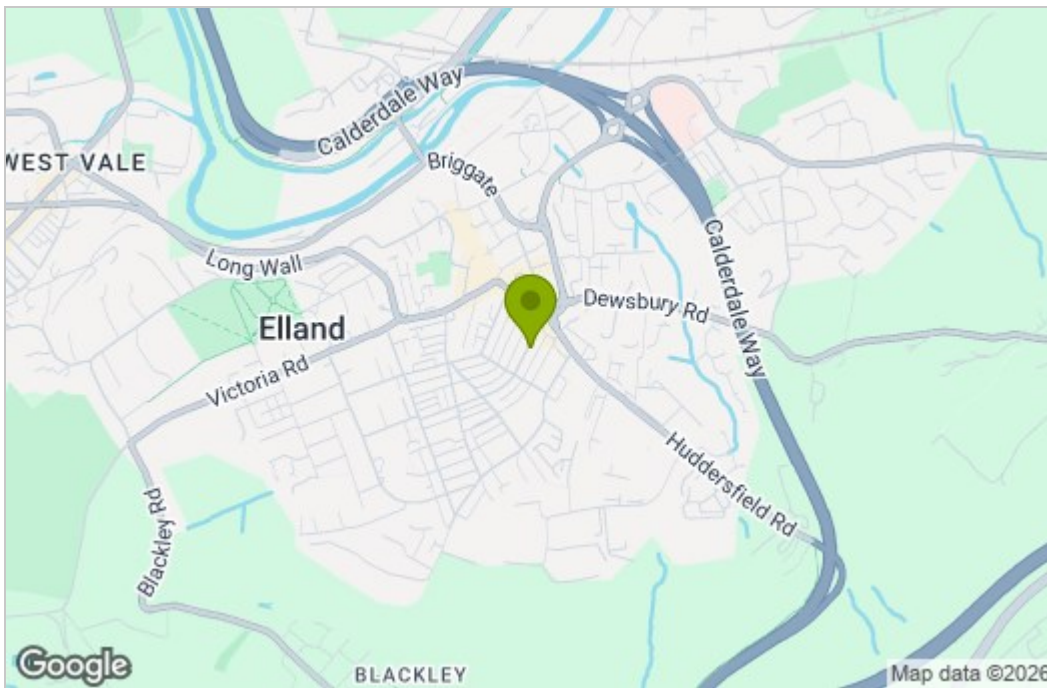
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**Viewings**

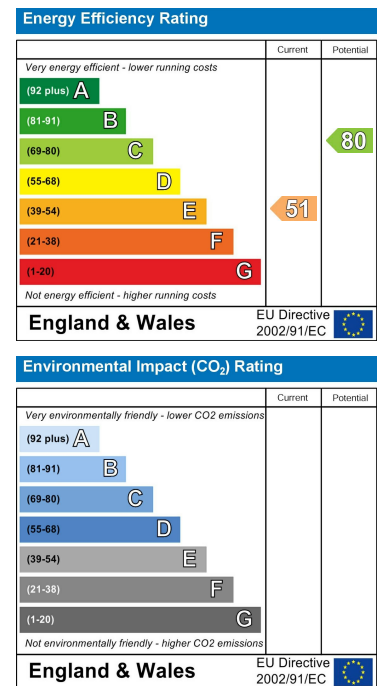
Strictly by appointment. Contact Dawson Estates  
01422 370320.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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