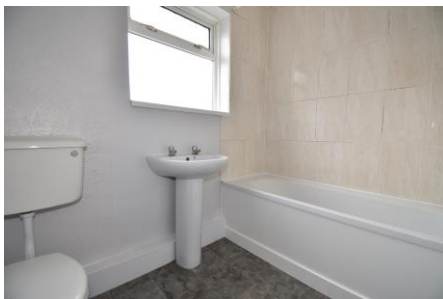


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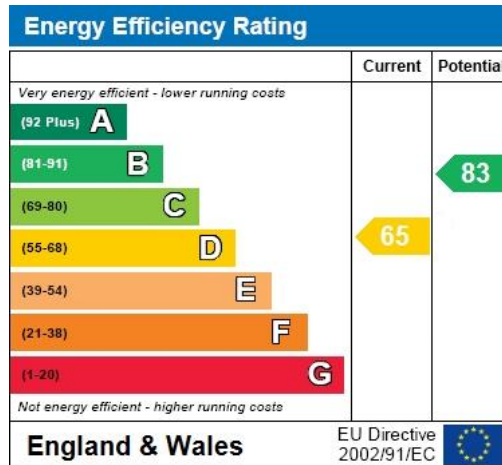
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Entrance Hall	PVCu double glazed front door, radiator, stairs to first floor.
Lounge	14'5" (4.39m) Into Bay x 11'0" (3.35m) PVCu double glazed window, 2 radiators, coved ceiling.
Dining Room	13'11" (4.24m) x 11'3" (3.43m) Radiator, understairs cupboard.
Kitchen	11'4" (3.45m) x 7'9" (2.36m) 1 1/2 bowl stainless steel sink unit, wall and base unit with worksurface over, electric cooker point, space for fridge/freezer, tiled splashbacks, coved ceiling, plumbing for dishwasher.
Rear Lobby	With plumbing for washing machine, wall mounted gas central heating boiler, recess for fridge/freezer.
Bathroom	8'1" (2.46m) x 5'7" (1.7m) White suite of panelled bath, pedestal hand basin, W.C., PVCu double glazed window, tiled splashbacks, radiator.
Side Lean-To	11'8" (3.56m) x 5'10" (1.78m) Door to garden, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	Access to loft space, spindled balustrade.
Bedroom 1	14'5" (4.39m) x 11'11" (3.63m) PVCu double glazed window, radiator.
Bedroom 2	14'0" (4.27m) Into Recess x 8'9" (2.67m) PVCu double glazed window, radiator.
Bedroom 3	11'5" (3.48m) x 7'11" (2.41m) PVCu double glazed window, radiator.
OUTSIDE	
Front Forecourt	
Rear Garden	With side pedestrian access, concreted and paved.
Service	We understand that this property is connect to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.