





Ground Floor

Hallway

Having a double glazed front entrance door, radiator, ceiling light point, laminate flooring, stairs to first floor and door to lounge

Lounge

Having a double glazed window to the front aspect, cast iron fireplace with surround, radiator, ceiling light point, storage cupboard, laminate flooring and door to kitchen/diner

Kitchen/Dining Room

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink with drainer, integrated oven with gas hobs and extractor hood over, tiled splash-backs, plumbing for the washing machine, space for appliances, breakfast bar, space for dining furniture, radiator, ceiling light point, laminate flooring, two double glazed windows to the side aspect and double glazed French doors to the conservatory

Conservatory

Having double glazed windows and doors to the rear garden



First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and family bathroom

Bedroom 1

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bedroom 2

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

Bedroom 3

Having a double glazed window to the side aspect, radiator, ceiling light point and carpeted flooring

Bathroom

Having a double glazed window to the side aspect, WC, wash hand basin bathe with shower over, tiled walls, ceiling light point and vinyl flooring

Outside

Front

Having steps leading to the front entrance door, gravel bed, lawn area and gated side access to the rear garden

Rear

Having both paved and lawn areas and gated side access to the front

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 96.3 m² (1,036 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: A

Tenure: Freehold

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