





Entrance Porch/Hallway

Having double glazed door to the front giving access into the entrance porch and hallway with double glazed frosted window to the side, laminate flooring, stairs lead off to the first floor landing, cupboard to wall housing the gas and electricity meters and access into the family lounge and the separate dining/kitchen.

Family Lounge

18' 6" x 10' (5.64m x 3.05m)

Being a dual aspect room, having double glazed window to the front and to the rear, two radiators to wall and door gives access into the kitchen.

Dining/Kitchen

18' 6" x 12' (5.64m x 3.66m)

Comprising a modern refitted kitchen having fitted base units with square edge work surfaces over and matching upstand, fitted matching wall units, double glazed window to the front and to the rear, one and a half bowl stainless steel sink and drainer with mixer tap over, cupboards integrated electric oven, integrated gas hob, stainless steel splash back, space and plumbing for a washing machine, double panelled radiator to wall, laminate flooring, double glazed door gives access to the rear garden, door to useful understairs storage cupboard, double glazed door and space for a dining table.



First Floor Landing

Having doors off to the three bedrooms, the bathroom and the separate WC.

Bedroom One

13' 3" x 8' 8" (4.04m x 2.64m)

Having double glazed window to the front and radiator to wall.

Bedroom Two

10' 9" x 7' (3.28m x 2.13m)

Having double glazed window to the front and radiator to wall and door gives access to an excellent storage closet.

Bedroom Three

8' 5" x 7' 10" (2.57m x 2.39m)

Having double glazed window to the rear and radiator to wall.

Bathroom

Comprising a refitted bathroom suite, having panelled bath with rainfall shower and hand-held facility over, wall mounted wash hand basin with cupboard under, radiator to wall, spotlights to ceiling and frosted double glazed window to rear,

Separate WC

Having part tiling, low level flush and double glazed frosted double glazed window to the rear.

Outside

Front

Having pathway leading to the front of the property, planted borders and garden laid to lawn.

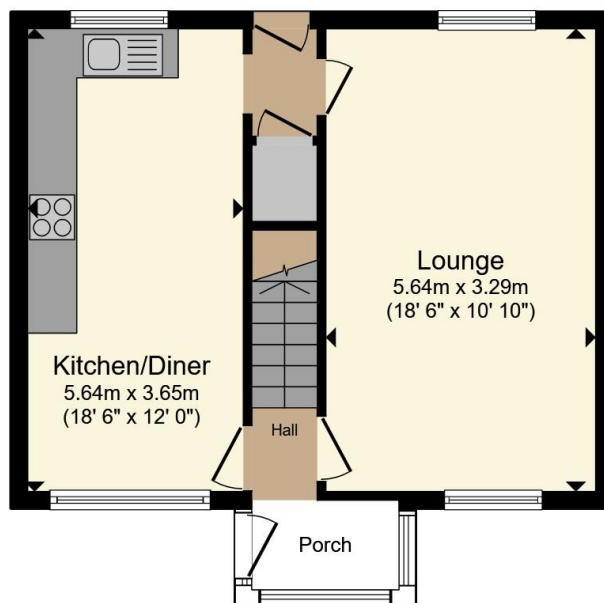
Rear Garden

Being a low maintenance rear garden, with fencing to perimeter, garden laid to lawn, space for a shed, patio area and brick-built outhouse providing excellent storage.

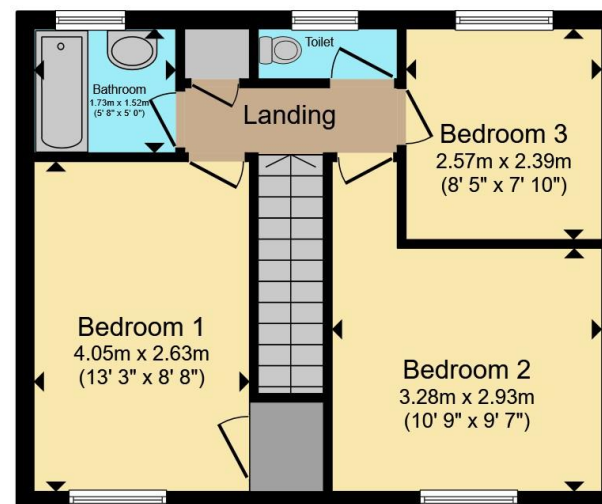








Ground Floor



First Floor

Total floor area 78.1 m² (840 sq.ft.) approx

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EPC Rating: F Council Tax
 Band: A

Tenure: Freehold

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