

Road Map



Hybrid Map

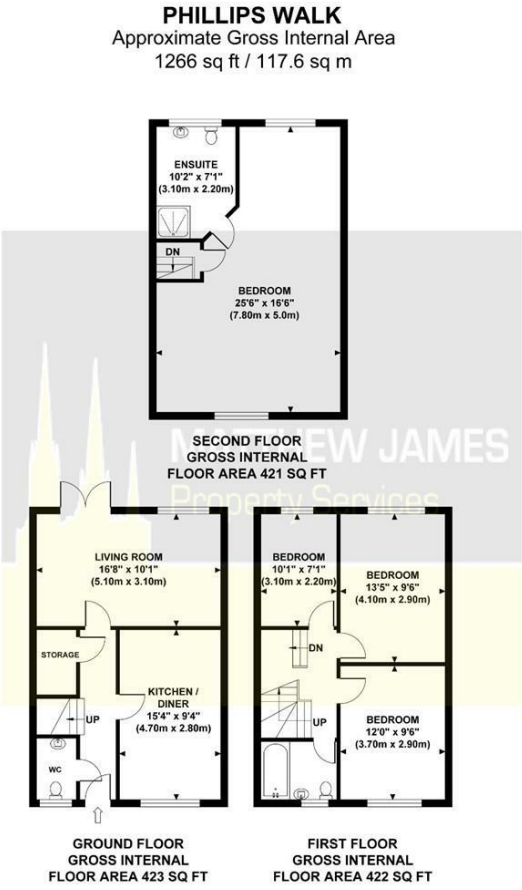


Terrain Map



MATTHEW JAMES
Property Services

Floor Plan

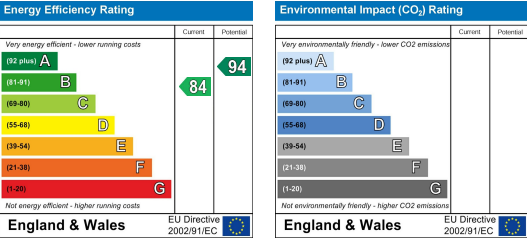


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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£300,000



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Approach
Having planted borders and paved pathway that leads to the front door and into the:

Entrance Hallway
Having stairs off to the first floor and doors leading off to:

Kitchen Dining Room
15'4 x 9'4
Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, inset oven with four ring gas hob and extractor over, space and plumbing for a dishwasher, tiling tp all splash prone areas and space for a table and seating.

Living Room
16'8 x 10'1
Having a PVCu double glazed window and PVCu French doors to the rear elevation.

Ground Floor WC
5'11 x 3'10
Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

First Floor Landing
Having balustrade, airing cupboard, stairs off to the second floor and door leading off to:

Bedroom Two
13'5 x 9'6
Having a PVCu double glazed window to the rear elevation.

Bedroom Three
12' x 9'6
Having a PVCu double glazed window to the front elevation.

Bedroom Four
10'1 x 7'1
Having a PVCu double glazed window to the rear elevation.

Family Bathroom
Having a PVCu double obscure glazed window to the front elevation, panel bath with shower attachment over, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

Second Floor Landing
Having door leading to the:

Master Bedroom
25'6 x 16'6
Having a PVCu double glazed window to the front elevation, two Velux windows to the rear elevation, built-in wardrobes to the one wall and door leading off to:

Master En-Suite
10'2 x 7'1
Having a Velux window to the rear elevation, walk-in shower enclosure, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

Rear Garden
Having a walled perimeter with inset fence panels, minly laid to paving with lawn to the side. A pedestrian gate leads to the front elevation and:

Off Road Parking
Having fenced and planted borders surrounding with parking to the side for two / three motor vehicles.

Canal Views

