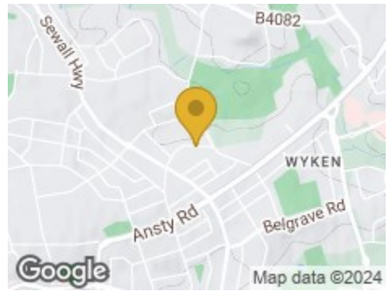
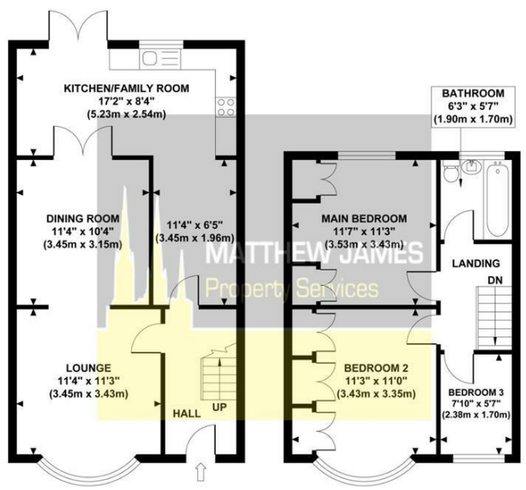
Road Map

Hybrid Map

Terrain Map



Floor Plan

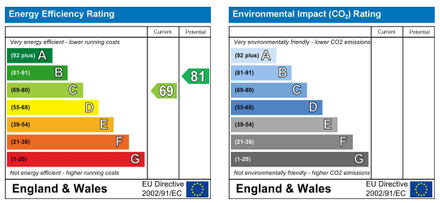


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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Front Garden / Parking
Having newly installed block paved hard standing and access via step into the:

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

Lounge
11'4 x 11'3
Having a PVCu double glazed bay window to the front elevation.

Dining Room
11'4 x 10'4
Having an inset for an electric fire and French doors that lead to the:

Extended Open Plan Kitchen Dining Room
17'2 x 8'4
Having PVCu double glazed French doors and PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, tumble dryer. space for an American Fridge Freezer, breakfast bar and tiling to all splash prone areas.

First Floor Landing
Having access to the loft area and doors leading off to:

Bedroom One
11'7 x 11'3
Having a PVCu double glazed window to the rear elevation and built-in wardrobes to the one wall.

Bedroom Two
11'3 x 11'0
Having a PVCu double glazed bay window to the front elevation and built-in wardrobes to the one wall.

Bedroom Three
7'10 x 5'7
Having a PVCu double glazed window to the front elevation and wall mounted Vailant central heating boiler.

Family Bathroom
6'3 x 5'7
Having a PVCu double obscure glazed window to the rear elevation, shower over bath, low level flush WC, wash hand basin and tiling to all splash prone areas.

Rear Garden Area
Having fenced perimeter and being mainly to lawn with newly laid decked patio area and large garden shed / workshop to the rear.