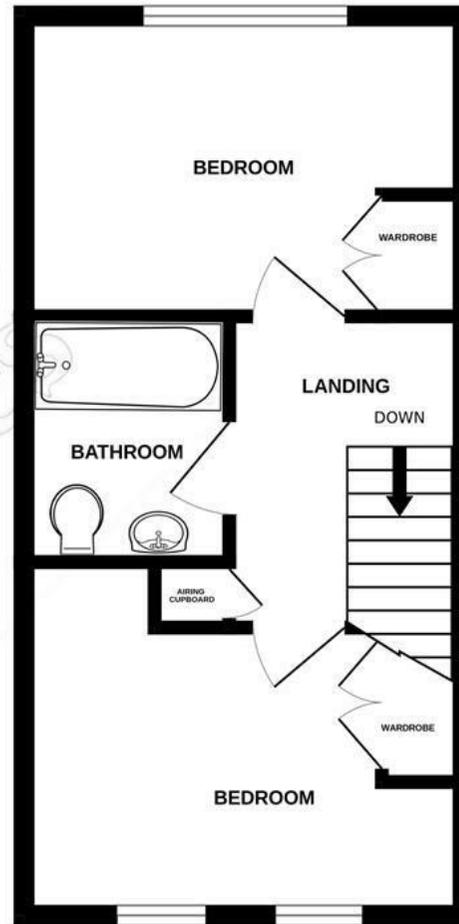
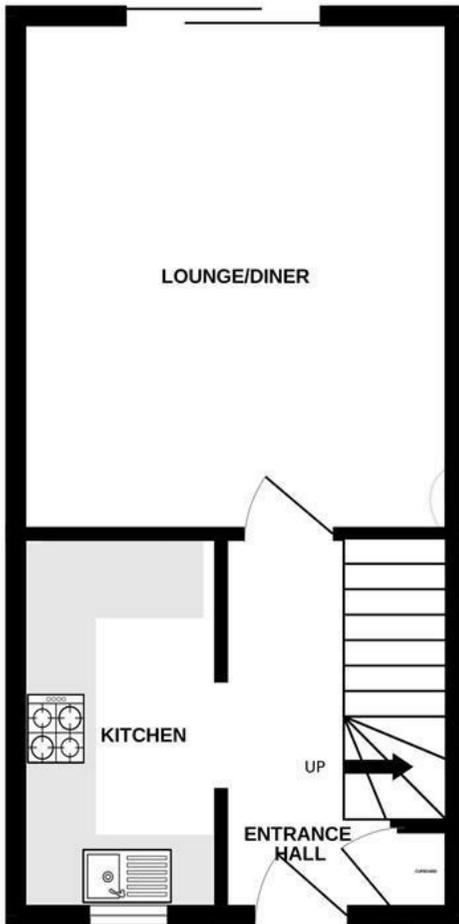


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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NO CHAIN SALE. A beautifully presented 2  
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## ACCOMMODATION

### FIRST FLOOR

#### LANDING

Textured ceiling, radiator, airing cupboard, access to loft space via ladder with boarding and light, doors to:

#### BATHROOM

Textured ceiling, extractor fan, radiator, white suite comprising: Low level wc, pedestal wash hand basin, panel bath with mixer tap, shower attachment, tiled to bath and shower area, remainder half tiled.

#### BEDROOM 1 12'4 x 8 (3.76m x 2.44m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator, built in double wardrobe and dressing table.

#### BEDROOM 2 12' 4 x 6'10 < 9'10 max (3.66m 1.22m x 2.08m < 3.00m max)

Two PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator, built in double wardrobe, desk and shelving/display unit to remain.

### GROUND FLOOR

Composite half sealed unit double glazed entrance door to:

#### HALL

Textured ceiling, radiator, stairs rise to first floor, understairs cupboard, built in meters cupboard, doors to:

#### KITCHEN 9'10 x 5'9 (3.00m x 1.75m)

PVCu sealed unit double glazed window to front, textured ceiling, wall mounted gas boiler serving hot water and heating system. fitted kitchen with white units and light oak trim with contrasting worksurfaces comprising: Single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard and storage space under and AEG washer drier to remain, adjacent work surface inset 4

rack, display unit, 4 wall cupboards, pelmet lights, tiled splash backs to work surfaces.

#### LOUNGE 14'6 x 12'4 (4.42m x 3.76m)

PVCu sealed unit double glazed sliding patio doors to rear garden, textured and coved ceiling, radiator, TV to remain, table and chairs, sofas, coffee table and unit can all stay if required

### OUTSIDE

#### FRONT

Block paving.

#### GARAGE & DRIVEWAY

Parking for 1 car, electric roller shutter remote control door, light, power, painted walls and floor, dual access to eves storage via ladders, PVCu sealed unit double glazed window and half PVCu sealed unit double glazed door to garden.

#### REAR GARDEN 53 x 18 < 28 (16.15m x 5.49m < 8.53m)

Commencing with a paved patio and pathway leading to the garage, flower and shrub borders.

### AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

documentation and we would ask for your cooperation in order that there is no delay in a sale

REFERRALS: As an integral part of the conveyancing process and over many years, we have got to know many professionals for the job. If we recommend a professional to you, it will be in good faith that they will complete the process as smooth as can be. Please be aware that some of the parties that we recommend (certified by the majority) may on occasion pay us a referral fee of up to £200. You are under no obligation to use any party we have recommended.

ring gas hob, electric oven under, concealed extractor fan over, further work surface with drawer, cupboard, and fridge freezer under to remain, plate

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification



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