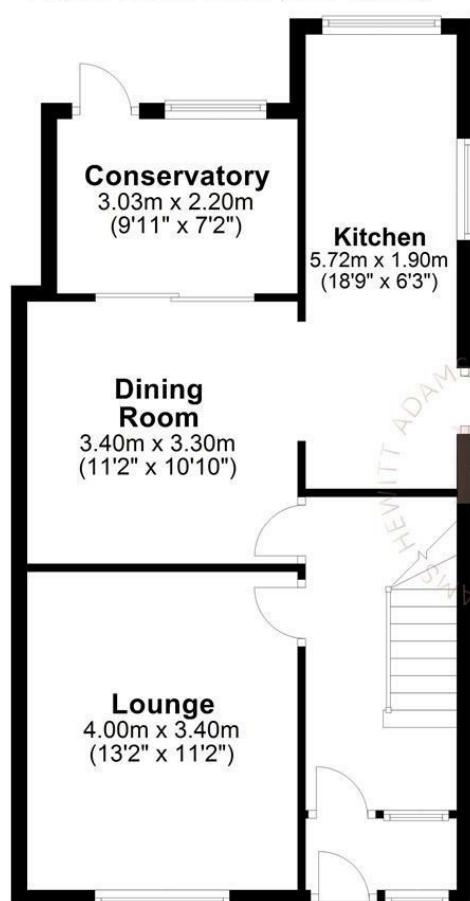




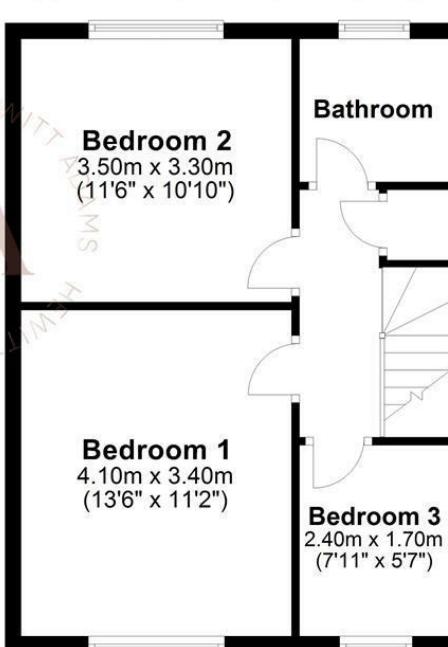
### Ground Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



### First Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 94.0 sq. metres (1012.2 sq. feet)  
For illustration purposes only - not to scale

### Front Entrance

Into;

### Porch

Door into;

### Hall

Staircase to first floor

### Lounge

11'1" x 13'1" (3.4 x 4.00)

Double glazed window, radiator, power points, fireplace



### Dining Room

11'1" x 10'9" (3.4 x 3.3)

Double glazed sliding door to conservatory, radiator, power points, opens into;

### Kitchen

18'9" x 6'2" (5.72 x 1.9)

Extended kitchen with wall and base units, inset sink, integrated oven and hob, space for white goods, double glazed window, side door, tiled floor



### Conservatory

7'2" x 9'11" (2.2 x 3.03)

Overlooking the Southerly facing rear garden

### UPSTAIRS

#### Bedroom One

11'1" x 13'5" (3.4 x 4.1)

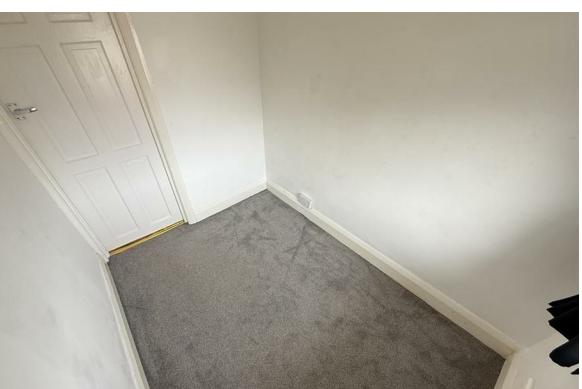
Double glazed window, radiator, power points, wardrobes



#### Bedroom Two

11'5" x 11'1" (3.5 x 3.4)

Double glazed window, radiator, power points, wardrobes



#### Bedroom Three

7'10" x 5'6" (2.4 x 1.7)

Double glazed window, radiator, power points

### Bathroom

Comprising bath with shower attachment, low level w.c., wash hand basin, double glazed window

### EXTERNALLY