

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, tiled flooring.

DINING KITCHEN

4.26 x 3.53 (13'11" x 11'6")

Fitted with a range of wall and base units comprising work surfaces, upstand, 1.5 bowl stainless steel sink unit, four ring gas hob, eye level electric oven, extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, recessed ceiling lights, tiled flooring, radiator, internal door to garage, stairs to first floor.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, tiled flooring, radiator.

SITTING ROOM

3.52 x 6.30 (11'6" x 20'8")

Bi-fold doors opening onto rear garden, T.V. aerial point, telephone point, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard, radiator.

BEDROOM ONE

3.31 x 3.55 (10'10" x 11'7")

T.V. aerial point, radiator.

EN SUITE

Three piece suite comprising wall hung low flush W.C., wall hung wash hand basin, chrome mixer taps, step into shower cubicle, tiled flooring, part tiled walls, recessed ceiling lights, extractor fan, chrome ladder style towel radiator.

BEDROOM TWO

3.41 x 2.64 (11'2" x 8'7")

T.V. aerial point, radiator.

BEDROOM THREE

2.40 x 3.55 (7'10" x 11'7")

T.V. aerial point, radiator.

FAMILY BATHROOM

Three piece suite comprising wall hung W.C., wall hung wash hand basin, chrome mixer taps, panelled bath with shower over, glass shower screen, tiled

flooring, partially tiled walls, recessed ceiling lights, extractor fan, chrome ladder style towel rail, fitted cupboard housing hot water cylinder.

OUTSIDE

The rear garden is fenced and mainly laid to lawn, with a newly paved patio. The front offers extended parking and access to the integral garage. EV charging point.

GARAGE

5.22 x 2.62 (17'1" x 8'7")

Electric roller garage door, power and light, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION

The Vendor informs us that the property is subject to a Maintenance Charge of approximately £360.00 per annum, however, this may be subject to change and will be confirmed with Solicitors.

SERVICES

Mains electricity, gas, water and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

