

AGENTS NOTES

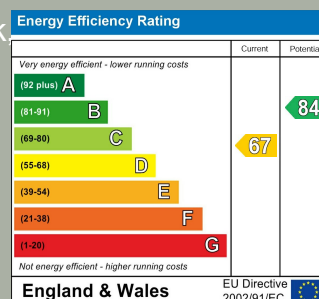
VIEWING

OPENING HOURS

PROPERTY VALUATION/SURVEY

FREE VALUATIONS FOR SALE

MORTGAGES



Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door, radiator, stairs to first floor.

SITTING ROOM

4.82m x 3.63m (15'9" x 11'10")

Gas fire with tiled hearth and inset with wooden surround, TV point, radiator, ceiling coving.

DINING AREA

3.23m x 2.18m (10'7" x 7'1")

Radiator, ceiling coving.

KITCHEN

3.23m x 2.32m (10'7" x 7'7")

Fitted with a range of base units comprising work surface, 1.5 bowl stainless steel sink unit, electric oven, gas hob with extractor hood over, plumbing for automatic washing machine, radiator, under stairs cupboard, door leading to garage.

SECOND FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard housing wall mounted gas fired central heating boiler.

BEDROOM ONE

4.10m x 2.69m (13'5" x 8'9")

Radiator.

BEDROOM TWO

3.96m x 2.69m (12'11" x 8'9")

Radiator.

BEDROOM THREE

2.83m x 1.81m (9'3" x 5'11")

Radiator.

BATHROOM

Three piece white suite comprising panel bath with shower over and shower screen, low flush WC, wash hand basin set on vanity unit, laminate flooring, vertical heated towel rail, extractor fan, recessed ceiling lights, wet wall panelling.

GARAGE

7.57m x 2.55m (24'10" x 8'4")

Up and over, rear personal door.

OUTSIDE

The rear garden has a paved patio area leading onto

a lawned garden. Bordered by fence and hedges providing privacy. The front is gravelled providing ample parking space and easy access to the garage.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

