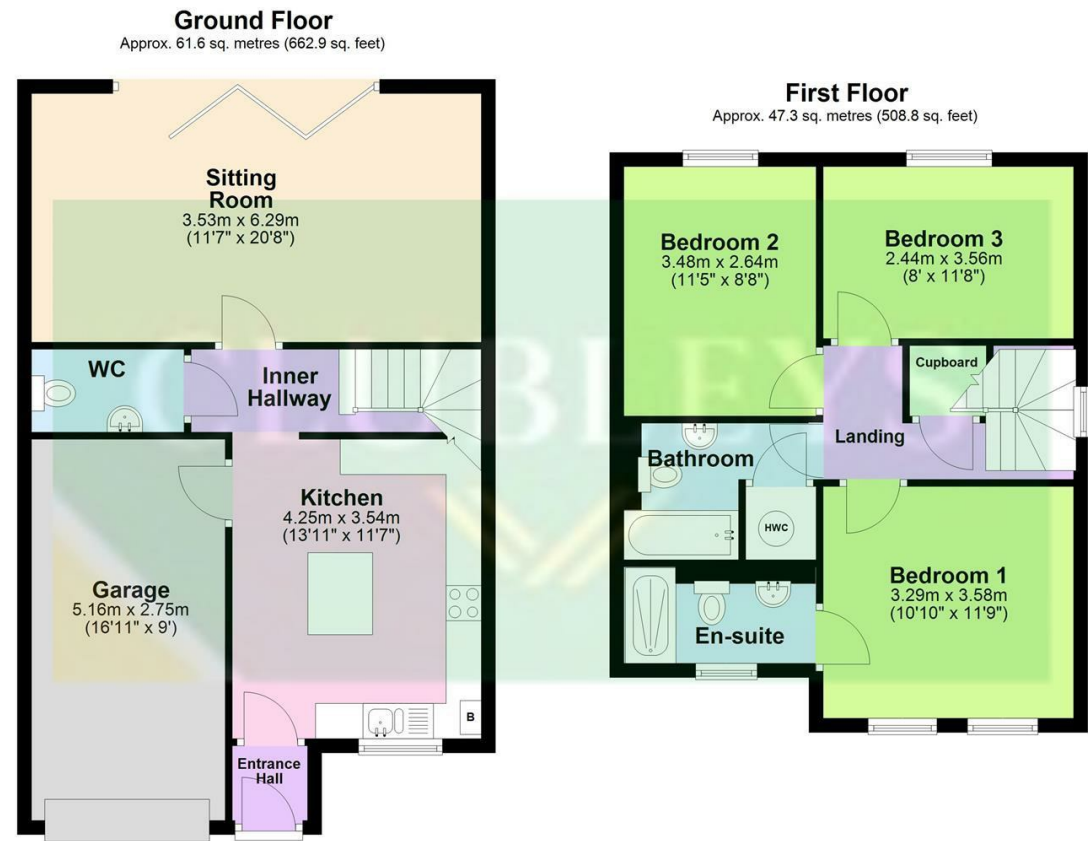




THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, tiled floor, radiator.

KITCHEN

4.25 x 3.54 (13'11" x 11'7")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level oven, gas hob, extractor hood over, integrated washing machine, integrated dishwasher, integrated fridge/freezer, breakfast bar with cupboard under, cupboard housing wall mounted gas fired central heating boiler, tiled floor, radiator, recessed ceiling lights, door to garage, stairs to first floor.

W.C.

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

SITTING ROOM

3.53 x 6.29 (11'6" x 20'7")

Laminate wood flooring, bi-fold doors, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard, radiator.

BEDROOM ONE

3.29 x 3.58 (10'9" x 11'8")

Radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin, chrome heated towel rail, recessed ceiling lights, shaver point, extractor.

BEDROOM TWO

3.48 x 2.64 (11'5" x 8'7")

Laminate wood flooring, radiator.

BEDROOM THREE

2.44 x 3.56 (8'0" x 11'8")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, low flush W.C., wash hand basin, part tiled walls, tiled floor, chrome heated towel rail, recessed ceiling lights, shaver point, airing cupboard housing hot water cylinder.

OUTSIDE

The property features a rear garden with a paved seating area leading onto a lawned space, complete with a garden shed, fenced boundaries, and side gated access. To the front, there is a lawn and a driveway leading to the integral garage.

GARAGE

Up and over door, power and light.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a maintenance charge of around £300.00 per annum. However, this may be subject to change. Solicitors will confirm.

