

Entrance

Lounge Diner

22'7" x 14'8" (6.88m" x 4.47m")

Coal effect electric fire set in chimney breast, two radiators and upvc door leading to rear garden.

Kitchen

14'8" x 8'0" (4.47m" x 2.44m')

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel double oven & hob with extractor, integrated fridge freezer and radiator.

First Floor Landing

Bedroom One

10'1" max x 10'1" (3.07m" max x 3.07m")

Radiator.

Bathroom

Three piece suite comprising panel bath with shower screen, low flush wc, pedestal wash basin and radiator.

Second Floor Landing

Bedroom Two

14'9" narrowing 9'8" x 13'3" (4.50m" narrowing 2.95m" x 4.04m")

L-shaped room with radiator.

En Suite Bathroom

Three piece suite comprising panel bath with shower over and screen, low flush wc, pedestal wash basin and radiator.

Exterior

Outside are gardens, driveway and small outhouse.

Tenure

This property is Flying Freehold. The Dormer window at the rear of the property belongs to the neighbouring property.

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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