





### Entrance Hall

A hard wood front door. Radiator. Coved ceiling. Further door leading to:-

### Large open plan living/dining room

Double glazed bay sash windows to front and double glazed widow to rear. Open fireplaces to both living and dining space. Coved ceiling. Radiator. Original wooden floor boards. Stairs to first floor. Understairs cupboard housing Gas meter. Door leading to:-

### Kitchen

Double glazed window and door to side, with further window to rear. A range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink unit with mixer tap and tiled splash backs. Space for oven, fridge/freezer, washing machine and dish washer. Wall mounted Ideal Logic Plus boiler.

### Landing

Stairs leading to bedroom three/loft room. Doors leading to:-

### Master Bedroom

Double glazed sash window to front. A range of fitted wardrobes. Coved ceiling. Cast iron fireplace. Original floor boards.

### Bedroom Two

Double glazed window to rear. Radiator. Original floor boards

### Bathroom

Double glazed window to rear. Panelled bath with mixer tap. Separate shower enclosure. Vanity wash hand basin. WC. Radiator. Extractor fan. Fully tiled walls and vinyl flooring.

### Bedroom Three

Velux window to front and rear. Radiator. Eves storage.

### Garden

A private South/East facing garden, mainly laid to lawn with well stocked borders and patio area. Fencing to all boundaries with gate leading to passageway for rear access.

### Parking

Residents on street permit parking available.

### Council tax band D

### EPC rating band D

