

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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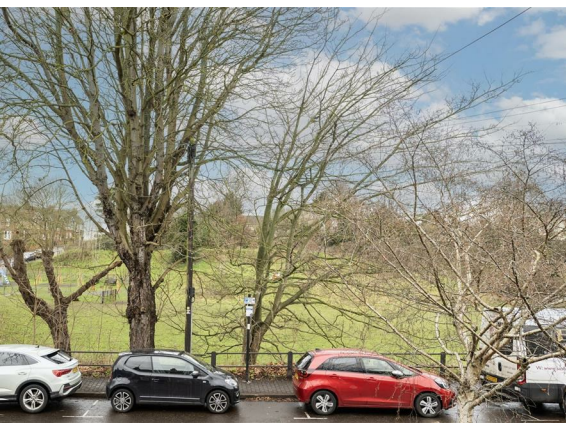
TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR AREA 345 SQ.FT. (32.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 312 SQ.FT. (28.9 SQ.M.)







### Entrance porch

A UPVC front door with windows to side.

### Living Room

Double glazed sash window to front. Coved ceiling. Radiator. Brick feature wall and fireplace. Wood effect flooring.

### Dining Area

Coved ceiling. Radiator. Stairs to first floor. Wood effect flooring.

### Kitchen

A well fitted shaker style kitchen with quartz stone work surfaces. Integrated appliances to include: induction hob with extractor fan over and electric oven, fridge/freezer and dishwasher. Space and plumbing for washing machine. Wall mounted Worcester gas boiler. Double glazed windows to rear and side. Door to rear garden. Wood effect flooring. Radiator.

### Landing

Access to loft storage space. Down lighters. Doors to:

### Master bedroom

Double glazed sash window to front. Brick feature wall and fireplace. Down lighters. Radiator.

### Bedroom Two

Double glazed window to rear. Radiator.

### Bathroom

Double glazed window to rear. Bath with mixer tap, electric shower and screen. Vanity wash hand basin and WC. Fully tiled walls and vinyl flooring. Down lighters. Airing cupboard housing hot water cylinder.

### Garden

A paved private courtyard garden with external store cupboard. Passageway leading to front.

### Driveway

A block paved driveway providing off street parking for one to two vehicles.

### Council Tax band D

### EPC rating D

