





## **Accommodation**

### Ground Floor

#### Entrance Hallway

Half glazed entrance door, stairs rising to the first floor, central heating radiator, door into:

#### Lounge

Double glazed window to the front elevation, central heating radiator, wall mounted electric fire, door into under stairs storage cupboard, further door into:

#### Kitchen/Diner

A spacious kitchen/diner fitted with a range of modern wall and base units with contrasting rolled edge work surfaces and tiled splashbacks, stainless steel electric oven with four ring gas hob and stainless steel extractor hood over, space and plumbing for washing machine, stainless steel sink with mixer tap, wall mounted Worcester combination boiler, double glazed window to rear and half glazed door leading to the rear garden.

### First Floor

#### Landing

Loft access hatch, door into:

#### Bedroom 1

Double glazed window to the front elevation with open views, central heating radiator, door into over stairs storage cupboard.

#### Bedroom 2

Double glazed window to the rear elevation, central heating radiator.

#### Bathroom

Part tiled and fitted with a white three piece suite, comprising wash hand basin, toilet and bath with shower and glazed shower screen over, chrome heated towel rail, frosted double glazed window to rear.

#### Outside

To the front of the property there is a raised graveled garden, with steps leading to the front door.

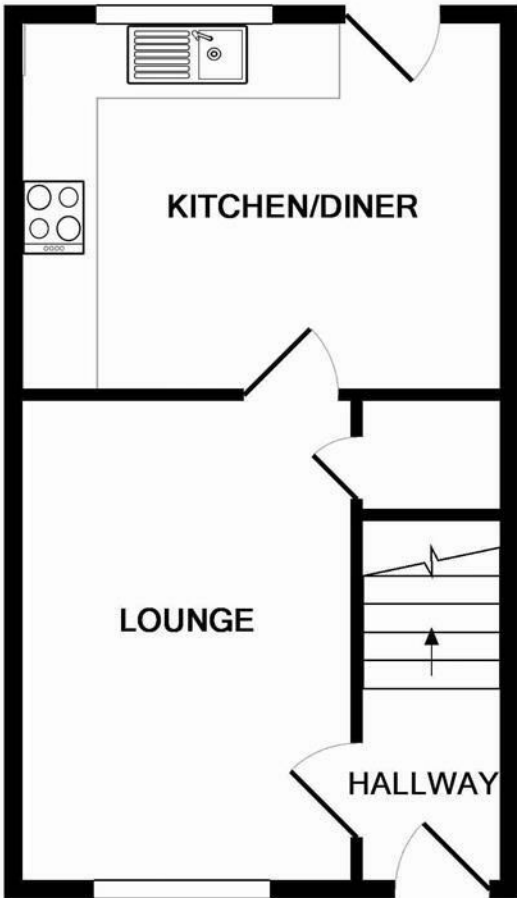
A pathway leads down the side of the property and gives access to the rear garden.

The rear garden is fully enclosed with fenced boundaries, the garden is paved and gravelled for ease of maintenance, whilst also offering a high level of privacy. The garden runs down the side of the property, which creates a handy storage area.

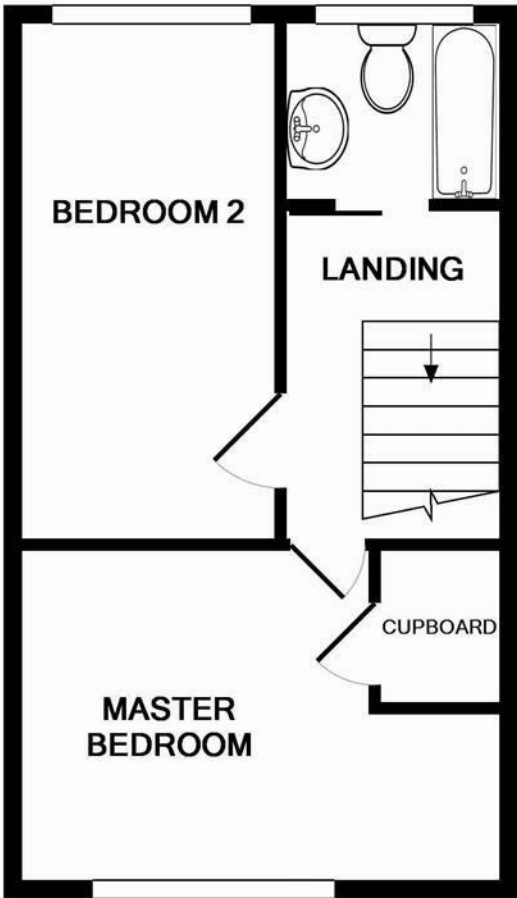




Floorplan



GROUND FLOOR

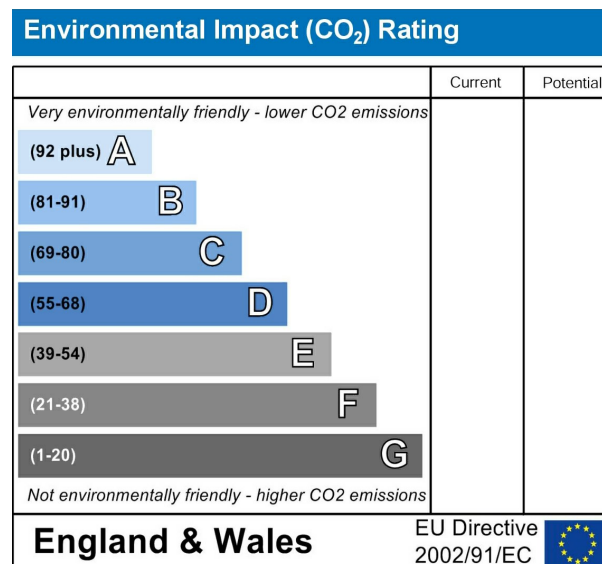
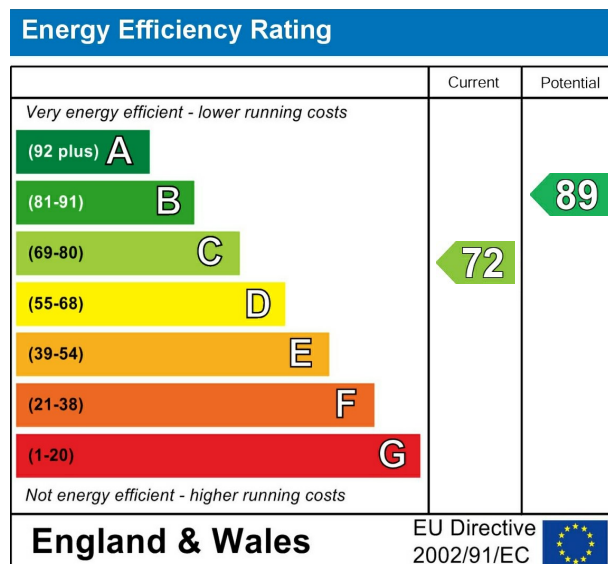


1ST FLOOR

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## EPC



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