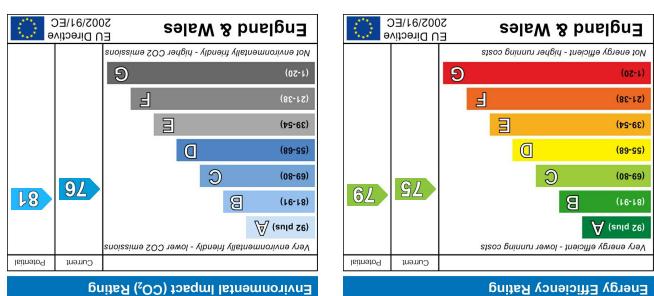




These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm has the authority to make or give any representation or warranty in respect of the property.



Entrance Hall
Entrance door, storage cupboard.

Lounge
17'3" x 12'2"
Dual aspect room with windows to rear and side, two radiators.

Kitchen
10'8" x 8'8"
Well fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit, tiled splash back, integrated oven and hob with extractor hood over, plumbing for washing machine, tiled floor, wall mounted gas boiler, window to rear.

Bedroom One
14'7" x 9'8"
Window to front, radiator.

Bedroom Two
11'2" x 7'4"
Window to front, radiator.

Bathroom
White suite comprising of panel enclosed bath, wall mounted shower, pedestal wash hand basin, low level w.c, tiled floor, part tiled walls.

Agents Notes
Council Tax band B.
EPC band C.
Lease term 990 Years from March 2016.
Ground Rent £60 per annum.
Service charge £1000.00 per annum.
No upward chain.

