



8c St James Road
TQ1 4AZ
£110,000

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Winfields
Sales & Lettings

- Central location
- Double Glazed
- Close to amenities
- 1 Bedroom
- Gas Central Heating
- First floor flat

Entrance -

UPVC obscured double glazed door into;

Hallway -

Carpeted flooring. Two Gas central heating radiators. Smoke alarm. Stairs rising to the first floor.

Kitchen -

8'6" x 7'6"

UPVC double glazed window to the rear aspect. Tiled effect vinyl flooring. A range of modern wall and base mount units with rolled edge worksurfaces. Sink with drainer. Tiled splashbacks. Space for washing machine and fridge/freezer. Boiler.

Bedroom -

7'10" x 11'5"

UPVC double glazed window to the rear aspect. Carpeted flooring. Gas central heating radiator. Built-in wardrobe.

Bathroom -

4'7" x 8'10"

Bath with glazed screen and shower attachment over. Gas central heating radiator. Low level W/C. Tiled effect vinyl flooring. Extractor fan. Pedestal wash hand basin.

Living room -

15'1" x 11'5"

UPVC double glazed window to the front aspect. Two Gas central heating radiators. Carpeted flooring. TV point.

FLOOR PLAN & E.P.C.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	72	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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