



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



Winfields

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