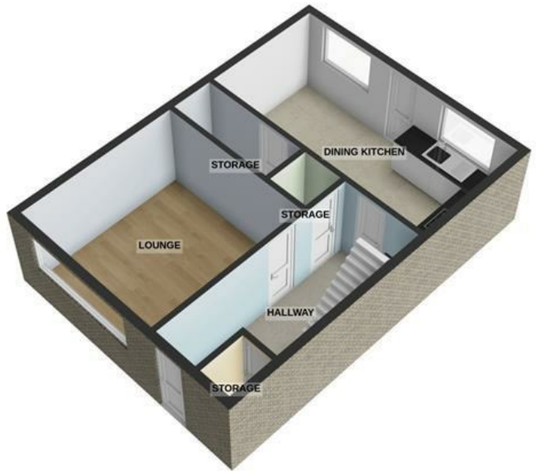
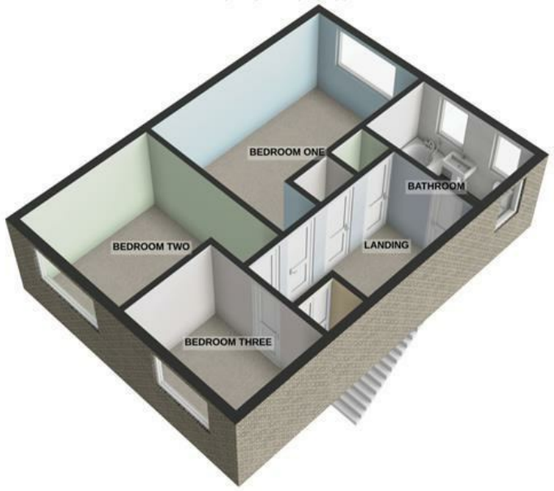
GROUND FLOOR
41.2 sq.m. (444 sq.ft.) approx.



FIRST FLOOR
41.2 sq.m. (444 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2025

We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.

The Propert Ombudsman

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Entrance
UPVC entrance door leads into;

Hallway
Stairs lead to first floor, large storage cupboard with hanging space and shelving housing meters, further storage cupboard, electric heater.

Lounge
11'8 x 11'4
Large UPVC double glazed window to front, electric heater.

Dining Kitchen
17'8 x 8'5
Brand new kitchen with two UPVC double glazed windows to rear, UPVC door leading out into rear garden, range of wall and base units with laminate work surfaces, tiled to splash backs, integrated appliances include; stainless steel sink and drainer, 'Lamona' oven and grill, 'Lamona' 4 ring electric hob with overhead illuminated extractor, plumbed for washing machine, wood effect lino flooring, large storage cupboard.

First Floor Landing
Accessed via aforementioned stairs, loft hatch, three storage cupboards, doors lead to the following rooms;

Bathroom
8'5 x 5'6
Two opaque UPVC double glazed windows to rear, three piece suite comprising of WC, pedestal wash hand basin and bath with overhead waterfall shower and further shower attachment, tiled to splash backs, wall mounted heated towel rail, tiled floor, recessed spotlights.

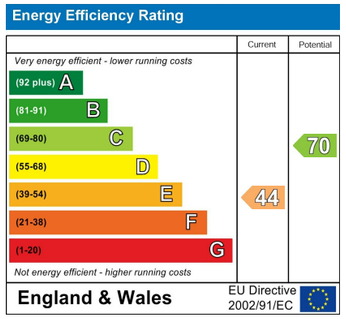
Bedroom One
13'9 x 10'9
UPVC double glazed window to rear, electric heater.

Bedroom Two
9'4 x 8'5
UPVC double glazed window to front, electric heater.

Bedroom Three
8'10 x 6'5
UPVC double glazed window to front, electric heater.

Outside
The front garden is laid to lawn.

The rear garden has a Westerly aspect and is laid to lawn with a brick built outhouse and secure side gate.

Other Details
Council Tax Band - A
Tenure - Freehold
EPC rating - TBC

The property has been newly carpeted throughout and benefits from a new heating system.