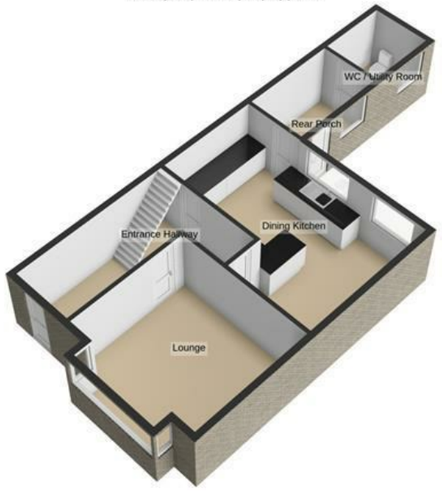
Ground floor
642 sq.ft. (59.6 sq.m.) approx.



First floor
519 sq.ft. (48.2 sq.m.) 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.
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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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COUNTY
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- PRIVATE AND ENCLOSED REAR COURTYARD GARDEN - EPC RATING: D

3 1 1 0 0

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Entrance
Entrance gained via composite door with double glazed inserts leading into a warm and welcoming hallway.

Entrance Hallway
Cupboard housing the fuse box and meters, stairs leading up to the first floor landing, doors leading into the following rooms;

Lounge
14'9 x 13'2
Large UPVC double glazed walk in bay window to the front, large radiator, television and telephone points, stone effect fireplace housing living flame effect electric fire.

Dining Kitchen
18'2 x 13'4
Good range of soft closing handleless wall and base units, wood effect laminate work surfaces, breakfast bar, stainless steel bowl sink and drainer, glass splash back, chimney cooker hood, integrated appliances include; four ring gas hob, 'Siemens' electric oven, 'Siemens ' dishwasher washer and fridge freezer, space for dining table and chairs, grey wood effect laminate flooring, door leading to a large under stair cupboard housing fuse box and meters which also provides storage space, recessed spotlights, two UPVC double glazed windows to the rear, door leading into;

Rear Porch
Radiator, tiled floor, UPVC double glazed window to the side, UPVC double door with double glazed inserts leads out into the rear garden, door leading into;

Downstairs WC/Utility Room
6'9 x 5'
Two piece white suite comprising of; WC and wall hung wash basin, 'Main' combi boiler, UPVC double glazed opaque window to the side, plumbed for a washing machine, space for tumble dryer, tiled floor.

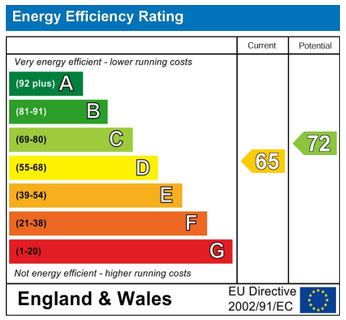
First Floor Landing
UPVC double glazed window to the side, loft hatch, doors to the following rooms;

Bathroom
7'9 x 7'6
Four piece white suite comprising of; overhead mains powered shower in large shower cubicle, bath with handheld shower attachment, pedestal wash hand basin and WC, part tiled walls, radiator, grey wood effect laminate flooring, recessed spotlights, extractor fan, UPVC double glazed opaque window to the rear.

Bedroom Two
12' x 12'
UPVC double glazed window to the rear, radiator, television point, coving.

Bedroom One
12'6 x 12'2
UPVC double glazed window to the front, radiator, television point, coving.

Bedroom Three
9'4 x 7'5
UPVC double glazed window to the front, radiator, coving.

Outside
The front garden is laid to lawn bordered by an established and colorful plants/flowers with paved pathway leading to the front door. The private and enclosed rear courtyard garden is paved for ease of maintenance providing a perfect place to relax or entertain guests, there is also an outbuilding providing plentiful storage space for garden furniture.

Other Details
Tenure: Leasehold
Length of lease: 999 years from 1st November 1898
Ground Rent: £4.22 (£2.11 paid half yearly)
Council Tax Band: C