





**** OPEN ASPECT TO THE
FRONT **** RE-FITTED
KITCHEN DINER AND
SHOWER ROOM ****

Modern property offering a
hall and guest cloakroom,
lounge and a modern fitted
kitchen diner with doors
onto the garden. Two
bedroom and a shower
room to the first floor.
Landscaped rear garden and
a private drive for 2 cars.



HALL

Entrance door into hall with doors to -

CLOAKROOM

Low flush wc, vanity sink with wash hand basin and storage under, radiator and upvc double glazed window.

LOUNGE

Upvc double glazed window to the front, radiator and stairs to the first floor.

KITCHEN DINER

Fitted units with work surfaces, sink and drainer unit. Electric oven, gas hob and extractor fan, space for washing machine and fridge freezer. Storage cupboard, radiator, upvc double glazed window and double doors on to the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Two upvc double glazed windows to the front, radiator, storage cupboards and wardrobes. Loft access with ladder; light and boarded.

BEDROOM 2

Upvc double window and radiator.

SHOWER ROOM

Walk-in shower with rainfall and hand held shower heads. Vanity sink unit with wash hand basin and storage cupboard under, low flush wc, chrome ladder style radiator and upvc double glazed window.

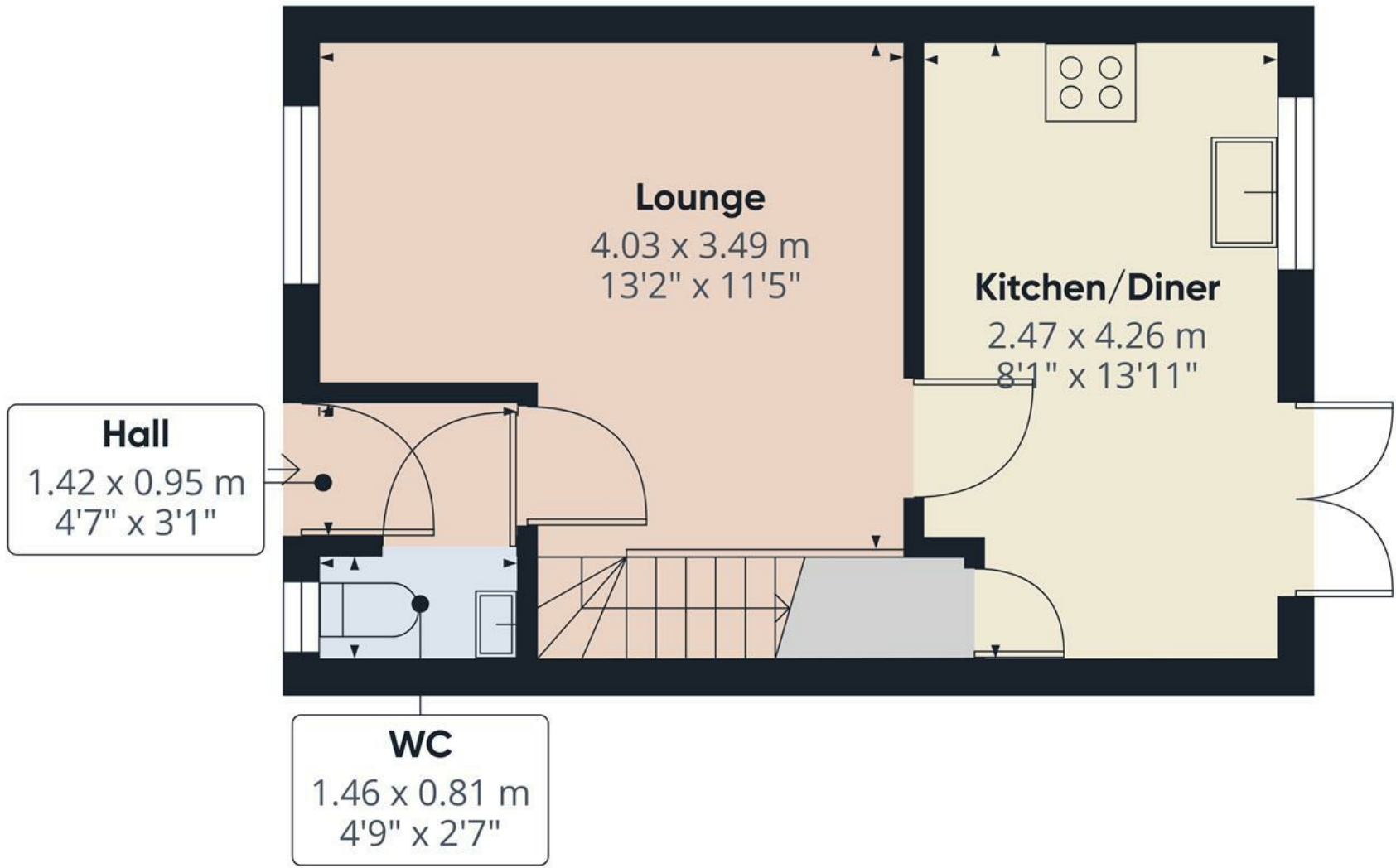
OUTSIDE

Paved patio, artificial lawn and garden shed.
Private drive for two cars.









Approximate total area⁽¹⁾
28 m²
301 ft²

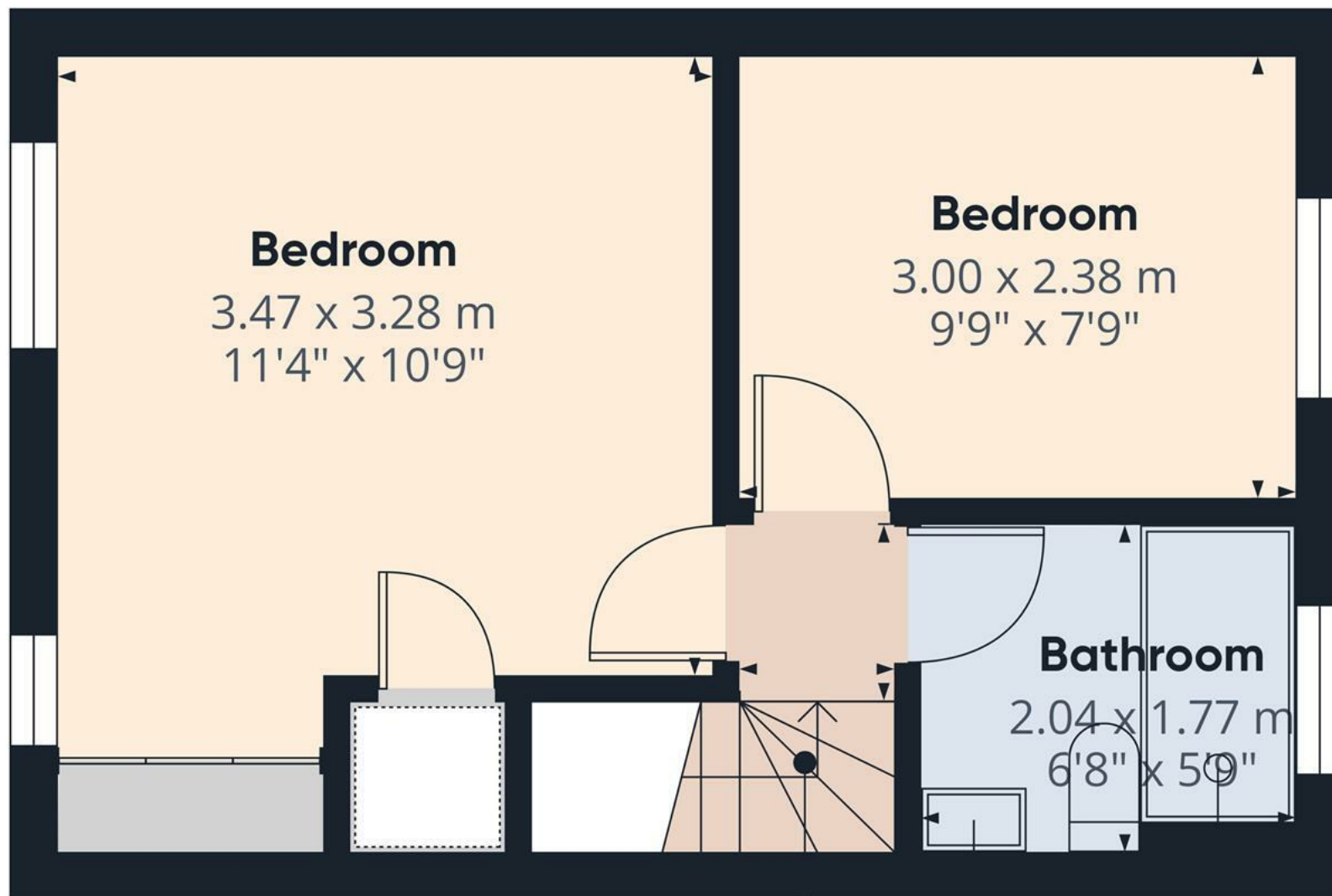
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Landing
0.86 x 0.93 m
2'9" x 3'0"

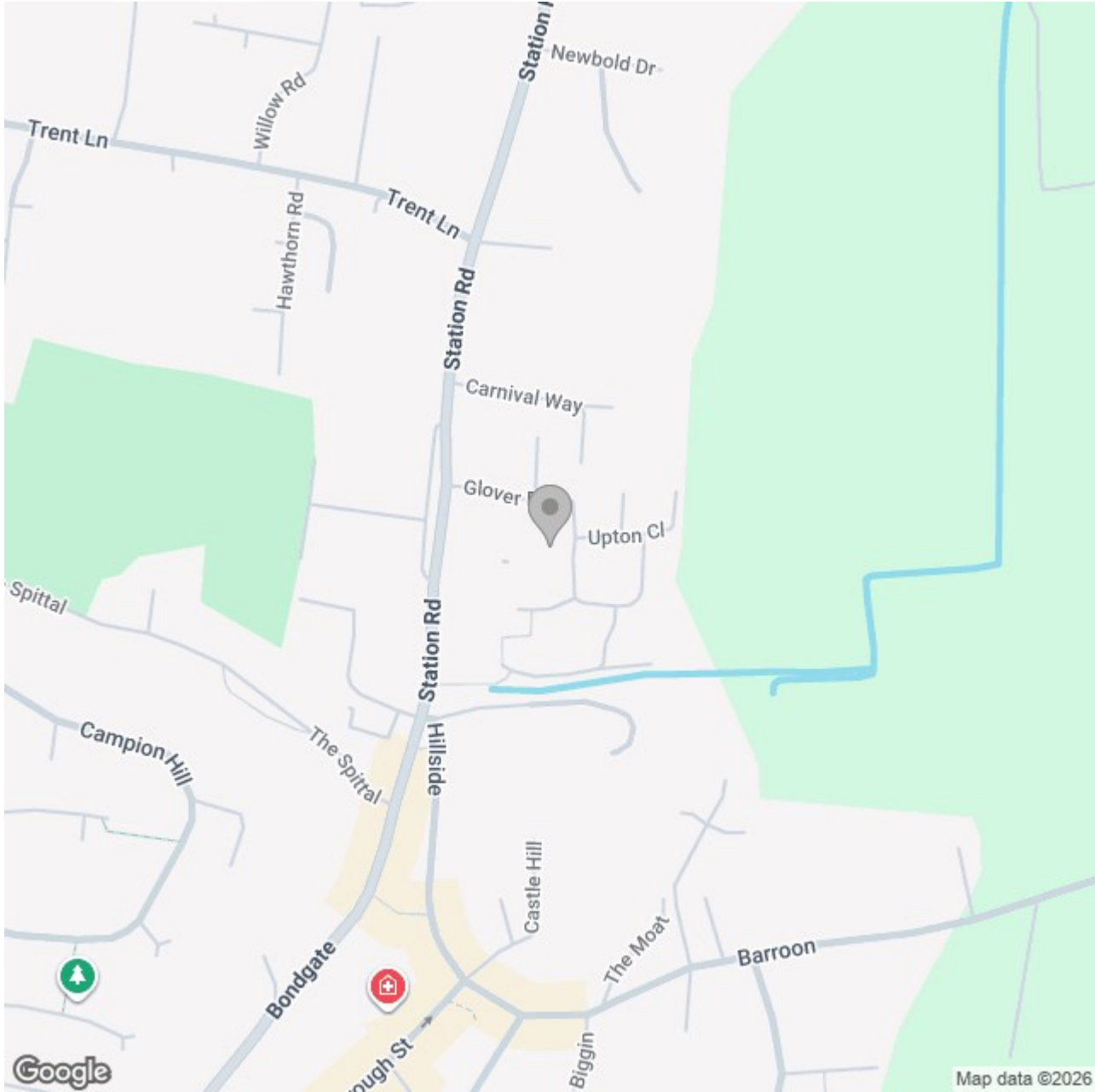
Floor 1

Approximate total area⁽¹⁾
24.2 m²
261 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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