



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£342,000
Freehold



Front Door
Into:

Entrance Porch
Constructed from brick and double glazed elevations under a pitched roof. Front Door to:

Entrance Hallway
Textured ceiling, access to under stairs storage cupboard, access to boiler cupboard, radiator. Doors to:

Lounge/Dining Room
23'11"x 10'11" nar 8'11"
Textured coved ceiling, bay window to front elevation, 2 x radiators.

Kitchen
14'8" x 7'10"
Window and door to rear garden, fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, plumbing for washing machine, built in double ove, 5 burner gas hob and canopy hood over, integrated dishwasher and larder fridge.

Breakfast Room
8'4" x 6'9"
Skimmed coved ceiling, patio doors to rear garden, radiator.

First Floor Landing
Textured ceiling, window to side elevation, access to roof void. Doors to:

Bedroom 1
13'2" x 8'2"
Skimmed ceiling, bay window to front elevation, 2 x double door wardrobes, radiator.

Bedroom 2
10'10" x 8'11" min
Textured coved ceiling, window to rear elevation, fitted wardrobes to one wall, radiator.

Bedroom 3
7'5" x 6'0"
Textured coved ceiling, window to front elevation, radiator.

Family Bathroom
Skimmed ceiling, window to side elevation, re-fitted suite comprising panel bath independent shower over, W.C, wash hand basin, complimentary tiling, radiator.

Outside
Driveway
Offering off road parking for two cars.

Rear Garden
A fully enclosed garden with areas laid to lawn and patio, 2 x garden sheds and side pedestrian access.

