

Living room	14'0" x 24'4" (4.28 x 7.42)	16'9" x 10'8" (5.11 x 3.26)	Kitchen	8'3" x 9'6" (2.54 x 2.90)	Laundry room	6'8" x 8'4" (2.04 x 2.56)	Hallway	11'10" x 2'11" (0.58 x 0.91)	Reception Room	11'2" x 14'8" (3.41 x 4.48)	Bedroom	14'2" x 14'0" (4.32 x 4.27)	Bathroom	7'9" x 7'11" (2.37 x 2.42)	Bedroom	8'7" x 12'9" (2.62 x 3.91)	Bedroom	9'4" x 12'8" (2.85 x 3.88)	Bedroom	14'0" x 10'2" (4.29 x 3.11)	Office	15'3" x 11'7" (4.65 x 3.55)	Office
Approximate total area ^{m²}	1867 ft ²	1733 m ²	Reduced headroom	103 ft ²	9.5 m ²	Reduced headroom	110 ft ²	Excluding balconies and terraces	Below 5 ft/1.5 m	Only	Below 5 ft/1.5 m	Reduced headroom	36 standard. Measurements are approximate and not to scale. This plan is intended for illustrative purposes only. Reference the BCS PMS calculations for accurate dimensions.	Office	15'3" x 11'7" (4.65 x 3.55)	Office							



PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND D



This well presented four bedroom house comprised two reception rooms, wc, kitchen and laundry room, four bedrooms, family bathroom with separate bath and shower, front and rear garden, outhouse/storage and parking for one vehicle. Close to local amenities and transport links. EPC tbc. Council Tax Band D. Viewing Advised.



the location



what the owners will miss



just a thought...