



While every attempt has been made to ensure the accuracy of the description 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 operating or efficiency can be given.

Marked with Meters 1:1000



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Asking Price £325,000
Freehold



Front Door

Into:

Entrance Hall

Skimmed ceiling, radiator, access to electric meter, access to loft void, Doors to:

Lounge

14'0" x 11'5" (4.28 x 3.49)

Skimmed ceiling, PVCu double glazed window to front elevation, television point, telephone point, radiator.

Kitchen

9'11" x 8'9" (3.04 x 2.69)

Skimmed ceiling, PVCu double glazed window to side elevation, re-fitted range of wall and base/drawer units with work surface over, inset sink, wall mounted boiler (2023) electric oven and hob, plumbing for dishwasher and washing machine, space for fridge/freezer, radiator. Rear door open to:

Conservatory

9'3" x 5'10" (2.82 x 1.80)

Constructed from brick under a polycarbonate roof, PVCu double glazed elevations, door open to rear garden.

Bedroom 1

11'1" x 12'11" (3.39 x 3.96)

Skimmed ceiling, PVCu double glazed window to

rear elevation, radiator, telephone point.

Bedroom 2

7'6" x 9'1" (2.31 x 2.79)

Skimmed ceiling, PVCu double glazed window to rear elevation, radiator.

Shower Room

7'2" x 5'11" (2.20 x 1.81)

Skimmed ceiling, PVCu double glazed window to side elevation, suite comprising shower cubicle, vanity wash basin, WC, extractor fan, heated towel rail.

Outside

Frontage

Offering off-road parking for 1 car, shrub borders. Leading to:

Garage

16'0" x 8'3" (4.90 x 2.53)

Window to rear, up and over door.

Rear Garden

A fully enclosed East facing rear garden mainly laid to lawn and patio area, shrub borders, space for shed at rear of garage.

