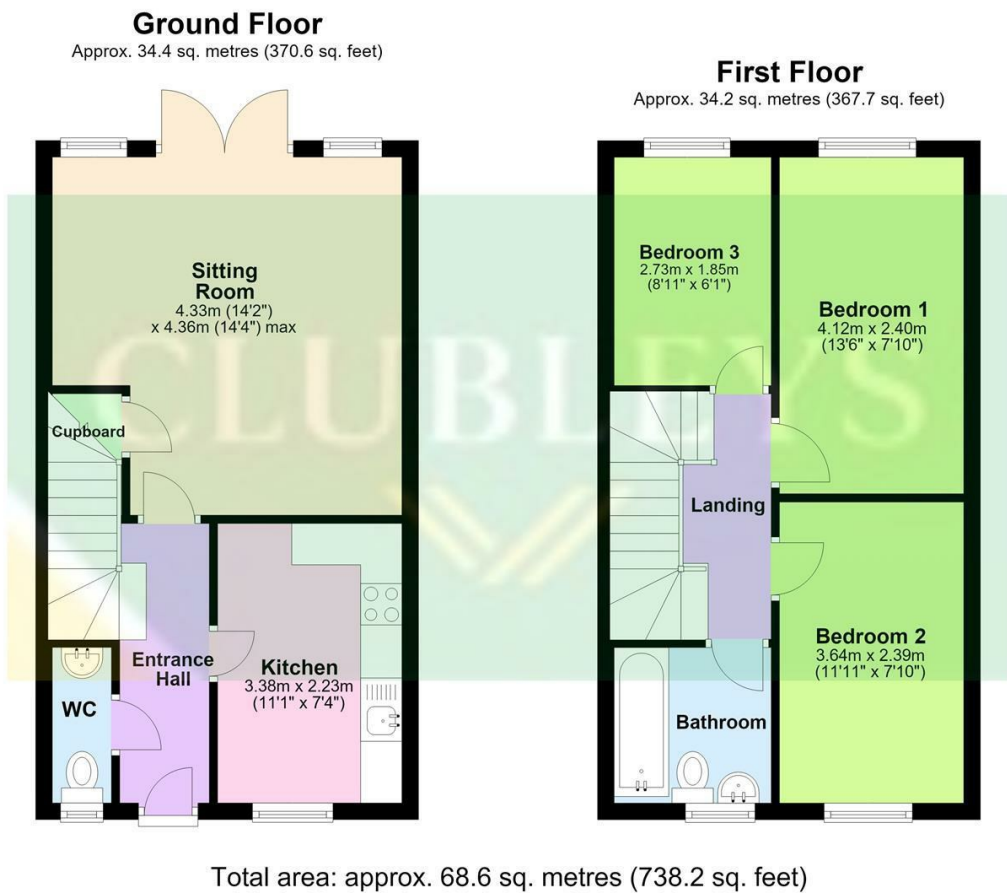




THE ACCOMMODATION COMPRISES

ENTRANCE HALL

3.38m x 1.08m (11'1" x 3'6")

Front entrance door, radiator, stairs leading to the first floor.

WC

1.89m x 0.91m (6'2" x 2'11")

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, extractor fan.

KITCHEN

3.38m x 2.23m (11'1" x 7'3")

Fitted with a range of wall and base units incorporating work surfaces, a 1.5-bowl stainless steel sink unit, an electric oven, and a ceramic hob with an extractor hood over. There is a cupboard housing the wall-mounted gas-fired central heating boiler, plumbing for an automatic washing machine and dishwasher, recessed ceiling lights, and an extractor fan.

SITTING ROOM

4.33m x 4.36m (14'2" x 14'3")

Two radiators, TV aerial point, fitted cupboard, PVC French doors leading to the garden.

FIRST FLOOR ACCOMMODATION

LANDING

2.97m x 1.90m (9'8" x 6'2")

Access to loft space.

BEDROOM 1

4.12m x 2.40m (13'6" x 7'10")

Radiator, TV aerial point.

BEDROOM 2

3.64m x 2.39m (11'11" x 7'10")

Radiator.

BEDROOM 3

2.73m x 1.85m (8'11" x 6'0")

Radiator.

BATHROOM

1.88m x 1.86m (6'2" x 6'1")

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail, recessed ceiling lights, extractor fan.

OUTSIDE

Outside, the rear garden is mainly lawned with a paved seating area, established borders and gated access to the front. Off-street parking completes the picture.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject to a maintenance charge, payable twice yearly. The amount may be subject to change and should be confirmed by the purchaser's solicitor as part of the conveyancing process.

SERVICES

Mains water, gas, electricity and drainage.,

APPLIANCES

No appliances have been tested by the agent.

