

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

PVC Front entrance door.

SITTING ROOM

4.26m x 3.44m (13'11" x 11'3")

Stairs leading to first floor, under stairs cupboard, archway leading to dining room, TV aerial outlet, telephone point, laminate flooring, radiator.

KITCHEN

2.24m x 3.44m (7'4" x 11'3")

Fitted with a range of wall and floor units, incorporating work surfaces, stainless steel sink unit, electric oven with gas hob, extractor hood over. Space for fridge freezer, plumbed for automatic washer, plumbed for dishwasher. Cupboard housing wall mounted gas fired central heating boiler, radiator, tiled floor, part tiled walls, PVC rear entrance door.

DINING ROOM

4.41m x 2.11m (14'5" x 6'11")

Previously converted from a garage to a spacious dining room providing extended additional living/ dining space. Bi-fold doors to rear garden and radiator.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM 1

3.28m x 2.61m (10'9" x 8'6")

Fitted wardrobes to one wall. Radiator. Access to part boarded loft with ladder and light.

BEDROOM 2

4.49m x 2.24m (14'8" x 7'4")

Radiator, Velux window.

BATHROOM

Four piece white suite comprising step in shower cubicle, freestanding bath, low flush WC and wash hand basin set in vanity unit. Partially tiled walls, extractor fan, Velux window, radiator.

OUTSIDE

To the rear of the house is a private decked seating area with lawned garden beyond, fenced boundaries and garden shed. Gravelled driveway to the front of the house providing parking for 2 vehicles with bin store.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

