



- **Two Bedrooms**
- **Semi-Detached**

Entrance

Via UPVC door.

Entrance Hall

Laminate flooring. Radiator. Stairs to first floor. Door to lounge.

Cloakroom

UPVC double glazed window to side aspect. Laminate flooring. Low level WC. Wash hand basin. Tiles splashback.

Lounge 12'02" x 12'08" (3.71m x 3.86m)

UPVC double glazed box bay window to front aspect. Laminate flooring. Double doors to dining room. Gas fire with wood and marble effect surround. Coving.

Dining Room 9'02" x 12' (2.79m x 3.66m)

Laminate flooring. Radiator. Doors to cloakroom and under stairs storage cupboard. Arch to kitchen. Built in unit. Double doors to lounge.

Kitchen 5'05" x 14'02" (1.65m x 4.32m)

UPVC double glazed window to front aspect. Double glazed door to rear aspect. Tiled flooring. Radiator. Range of eye level and base level storage cupboards with roll edge laminate work surfaces over. Stainless steel one and a half bowl sink unit with single drainer and mixer tap over. Extractor hood. Plumbing for washing machine. Part tiled walls. Further appliance space. Combination boiler.

Upstairs

Landing

UPVC double glazed window to side aspect. Doors to both bedrooms and the bathroom.

Bedroom One 11' x 11'3" (3.35m x 3.43m)

UPVC double glazed window to front aspect. Radiator. Built in wardrobe and cupboard.

Bedroom Two 9'03" x 9'04" (2.82m x 2.84m)

UPVC double glazed window to rear aspect. Radiator. Loft access - loft is boarded and has both ladder and light.

Bathroom

UPVC double glazed window to rear aspect. Tiled flooring. Chrome heated towel rail. Panelled bath with shower over. Pedestal hand wash basin. Low level WC. Part tiled walls. Extractor fan.

Outside

Front of Property

Laid to bloc paving. Off road parking.

Rear of Property

Mainly laid to lawn with decking area and shrub borders. Enclosed by timber panel fencing. Side access. Gravel area. Garden office with power and light.

- **Separate Dining Room**
- **Private Garden**

Date Created: 06.10.20

Freehold.

Draft details awaiting vendor approval.

Agents Note:

Should your offer be accepted.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

- **Off Road Parking**
- **Double Glazing**

Energy Performance Certificate:

