





HOUSE & SON

We are delighted to offer this generously proportioned, two double bedroom, character garden flat with approximately **45 ft southerly aspect** private rear garden. Further benefiting from private entrance, driveway, garage and finally...a **part share of freehold**. Within close proximity to local amenities including shops, schooling etc.

PRIVATE ENTRANCE

Obscure double-glazed front door to;

ENTRANCE HALL

9' 7" x 3' 10" (2.92m x 1.17m)

Spacious reception hall, grey wooden effect flooring, radiator, obscure double-glazed window to rear, smooth and coved ceiling.

LOUNGE

13' 8" x 11' 5" (4.17m x 3.48m)

Direct access via double glazed French doors to **southerly aspect** lawned private garden. Feature fireplace, wall mounted tv/media point. Tall ceilings. Coved ceiling.

Agents note: Planning grant No. 7-2020-20288-A

There is a grant approved to extend and form a new reception room, requiring building regulations.

KITCHEN

8' 8" x 7' 8" (2.64m x 2.34m)

A feature room with vaulted ceiling, inset Velux style window, feature ceiling beam and dual aspect windows. Double glazed window to rear with outlook over **southerly aspect**, lawned, rear garden. 1 1/2 bowl stainless steel sink unit and drainer, mixer tap over.



Continued: - A recent kitchen installation finished in light grey wood grain effect cabinets with chrome handle furniture. Fitted eye level units complementing fitted base units, incorporating drawers, with roll edge worktop surfaces over: Finishing touches with with grey tiled 'brick' design splash back. Inset 4 ring halogen hob, chimney filter hood over, single oven, space and plumbing for washing machine, space for fridge freezer, radiator, space and provision for table and chairs.

INNER HALLWAY

All principle rooms leading off. Coved ceiling. Storage: - Walk in storage area, deep and wide space, obscure double-glazed windows to side.

BEDROOM ONE

13' 8" into bay x 12' 4" (4.17m x 3.76m)

Double glazed bay window to front. A feature bay window with Georgian bar inserts. Tall ceilings, radiator a light and airy room.

BEDROOM TWO

13' 4" x 10' 0" plus door recess (4.06m x 3.05m)

Double glazed windows to side, radiator, closet/airing cupboard housing gas fired combination boiler. Feature decorative fireplace. Coved ceiling.

BATHROOM

9' 3" x 5' 5" max (2.82m x 1.65m)

Obscure double-glazed window to front, full sized bath, with end and side panels. Telephone mixer taps over with shower attachment. Tiled walls. Pedestal wash hand basin, low level WC. Radiator. Extractor fan. Coved ceiling.



OUTSIDE FRONT

Own private entrance.

DRIVEWAY

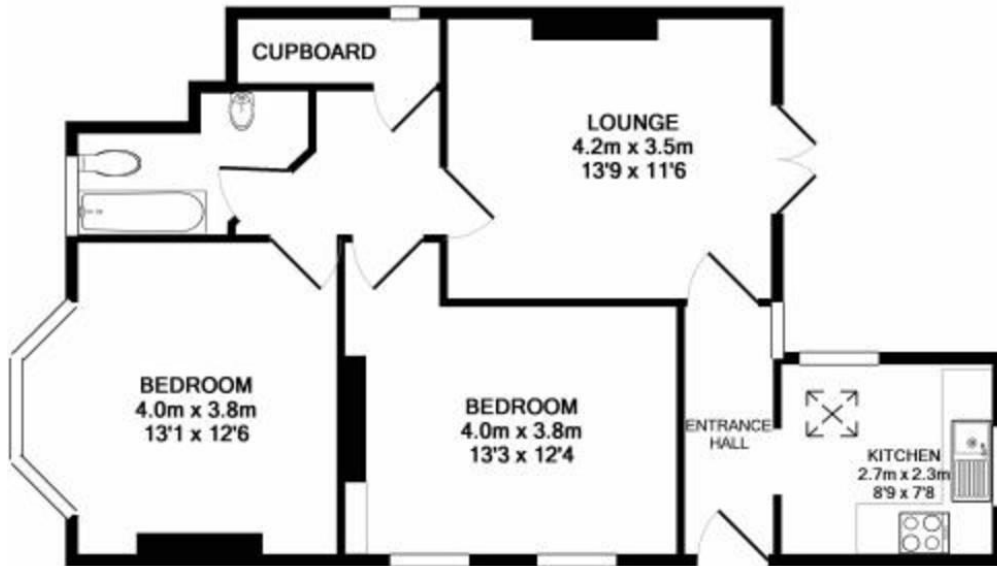
Parking for several vehicles tandem style. Block paved driveway leading to: -

DETACHED GARAGE

Brick built garage with barn doors.







TOTAL APPROX. FLOOR AREA 58.3 SQ.M. (627 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given
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REAR GARDEN

Southerly aspect. A good size private garden.

A generous patio, with outside light over, abuts the French double-glazed doors from the lounge. The remaining garden is lawned and fence enclosed. Outside tap from kitchen.

AGENTS NOTE

Agents note: Planning grant No. 7-2020-20288-A

For a single storey extension to rear lounge. This will make for stunning open planned family/lounge area, subject to building regulations.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	