

Kitchen 11'11" x 11'

Well fitted with a range of base and wall cabinets with beech effect finish, brushed steel handles, co-ordinating worktops and splash backs. Built under electric stainless oven, halogen hob, space and point for a fridge/freezer, plumbing for a washing machine, integrated dish washer. Laminate flooring. Rear facing window with radiator beneath. Under stairs storage cupboard.



Lounge 11'11" x 17'4"

Has open plan staircase to the first floor. Front facing window, central heating radiator.



Bathroom 8' x 4'4"

Furnished with an Indian ivory suite comprising of bath with electric shower above, low flush WC, vanity wash basin onto tiled worktop, over stairs airing cupboard, central heating radiator. Side facing obscure window. Vinyl flooring.



Bedroom One 11'11" x 11'2"

Front facing double bedroom with central heating radiator beneath the window.

Bedroom Two 11'11" x 8'6"

A good sized second double bedroom. Rear facing window with central heating radiator beneath.

Exterior & Gardens

At the rear is an attractive garden with decking, side access road leads to the detached brick built garage.



To view the property

Please contact the office on 01246 432211

For offer procedure

Please see overleaf.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	69
England & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(10-100)	A		
(61-61)	B		
(40-60)	C		
(15-39)	D		
(30-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		58	71
England & Wales			
		EU Directive 2002/91/EC	