

Entrance Hallway

Front facing entrance door, wood effect flooring, storage cupboard, study area and stairs to first floor landing. Access to cloak room WC.

Cloakroom WC

Radiator, extractor fan, pedestal wash hand basin and low flush WC.

Family Room 11'7'' x 9'5''

Front facing upvc double glazed window, wood effect flooring, coving and radiator.



Dining Kitchen 19'4'' x 9'5''

Rear facing upvc double glazed window, range of wall and base units, one and a half bowl stainless steel sink with mixer tap, integrated electric oven, gas hob, fridge and freezer, two radiators, dining area and external door. Access to utility room.



Utility Room

External upvc door to garden, extractor fan, concealed wall mounted boiler, radiator, base unit with single bowl stainless steel sink and mixer tap and plumbing and space for automatic washing machine and dryer.

First Floor Landing

Storage cupboard, radiator and stairs to Second floor landing.

Lounge 15'9'' x 14'

Both measurements are maximum. Three front facing upvc double glazed windows, radiator, television point, coving and electric fire with surround.



Bedroom Three 10'9'' x 9'0''

Rear facing upvc double glazed window and radiator.



Bedroom Four 10'8'' x 6'6''

Rear facing upvc double glazed window and radiator.

Family Bathroom

Fitted with a three piece suite comprising of bath with shower over, low flush WC and pedestal wash hand basin. Extractor fan, shaver point, partially tiled walls and tining to floor.



Second Floor Landing

Side facing upvc double glazed window, storage cupboard, radiator and access to partially boarded loft.



Master Bedroom 14'0'' x 10'7''

Front facing upvc double glazed window and radiator. Access to en suite.

En Suite

Front facing upvc double glazed obscure window, shaver point, ladder style radiator, extractor fan, shower cubicle, pedestal wash hand basin and low flush WC.



Bedroom Two 10'9'' x 8'11''

Rear facing upvc double glazed window and radiator.

Bedroom Five 9'10'' x 6'6''

Rear facing upvc double glazed window and radiator.



Exterior & Gardens

Enclosed low maintenance rear garden with access to ample off road parking and double garage with power and light.



To View the Property

Please contact Barras Thompson on 01246 432211.

MEASUREMENTS

Please note all measurement details are approximate and should not be relied upon as exact.

SERVICES

The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification.

OFFER PROCEDURE

All offers should be made to Barras Thompson – telephone 01246 432211

Before contacting a Bank, Building Society or Solicitor you should make your offer to our office as any delay may result in the sale being agreed to another Purchaser and incurring unnecessary costs.

Under the Estate Agency Act 1991 you will be required to give Barras Thompson financial information in order to verify your position to proceed to exchange of contracts. This will be required before we can recommend your offer to the vendor. All information is treat as confidential and is used only by us for the purpose of financially qualifying your offer. You are advised to make an appointment as soon as possible with one of our advisors.

