







\*\*\*\* CONVERTED LOFT ROOM  
AND A DRESSING ROOM \*\*\*\*  
CHARACTER PROPERTY FULL OF  
CHARM \*\*\*\* This is an ideal  
investment or first time buyer,  
located within walking distance  
of the town centre and the new  
proposed Aldi. In brief the  
property offers a porch, lounge  
and dining room with feature  
original stove, fitted kitchen,  
one bedroom with a dressing  
room, shower room and a  
converted loft room. OFFERED  
FOR SALE WITH NO UPWARD  
CHAIN.





## PORCH

Entrance door into the porch with windows and a door to the lounge.

## LOUNGE

Upvc double glazed window to the front, radiator and open through to the dining room.

## DINING ROOM

Feature original cast iron stove, radiator, open to the kitchen and a door to the stairs.

## KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Appliance spaces, door to the outside and 2 sky light windows.

## FIRST FLOOR LANDING

Doors to the bedroom and shower room.

## SHOWER ROOM

Enclosed shower, low flush wc, wash hand basin, radiator, upvc double glazed window.

## BEDROOM I

Upvc double glazed window to the front with views over the countryside, radiator. Door to the dressing room and a pull down ladder to the converted loft.

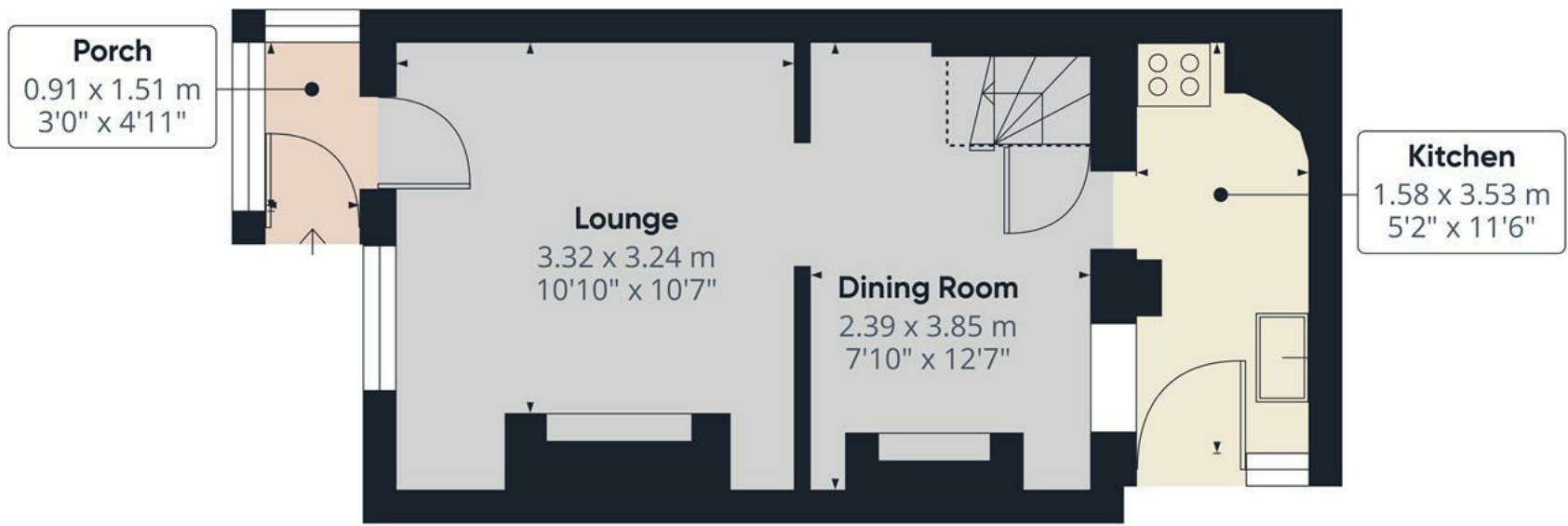
## DRESSING ROOM

Upvc double glazed window, central heating boiler.









**Approximate total area<sup>(1)</sup>**

28.04 m<sup>2</sup>

301.82 ft<sup>2</sup>

**Reduced headroom**

0.93 m<sup>2</sup>

10.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

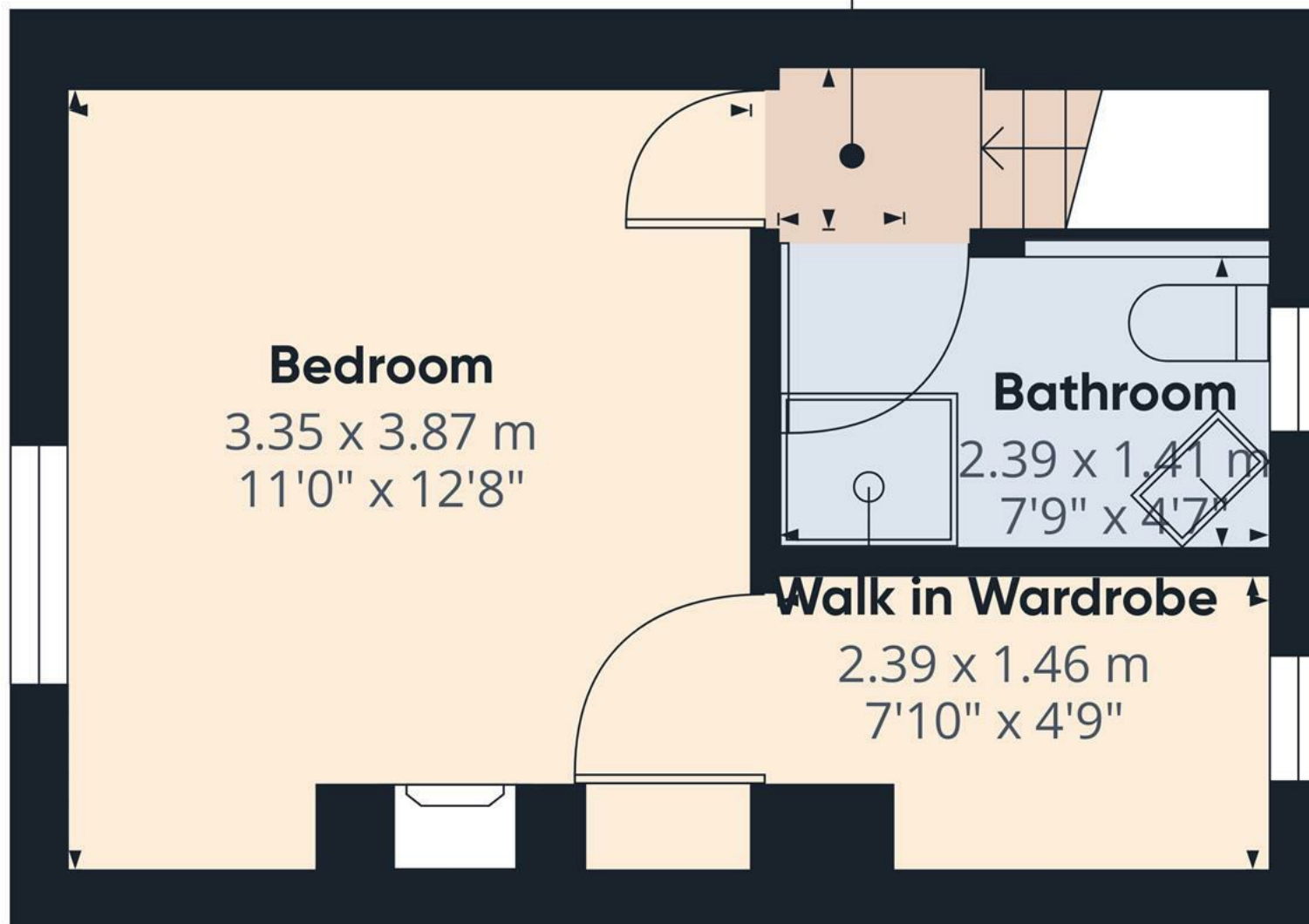
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



**Landing**  
0.64 x 0.84 m  
2'1" x 2'9"



**Approximate total area<sup>(1)</sup>**  
19.92 m<sup>2</sup>  
214.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



## Converted Loft

3.93 x 3.51 m  
12'10" x 11'6"



### Approximate total area<sup>(1)</sup>

14.04 m<sup>2</sup>  
151.13 ft<sup>2</sup>

### Reduced headroom

10.07 m<sup>2</sup>  
108.39 ft<sup>2</sup>

(1) Excluding balconies and terraces

### Reduced headroom

..... Below 1.5 m/5 ft

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