







\*\*\*\* GOOD SIZE GARDEN  
WITH OPEN ASPECT TO THE  
REAR \*\*\*\*

Well-proportioned three  
bedroom property offering a  
hall, lounge and diner,  
modern fitted kitchen, three  
bedrooms and a family  
bathroom. Single garage  
and an impressive rear  
garden.





## HALL

Entrance door into the hall with stairs to the first floor.

## LOUNGE

Upvc double glazed window to the front, radiator and under stairs storage cupboard.

## DINER

Upvc double glazed doors onto the garden, radiator and door to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink unit. Fitted oven and hob, plumbing and space for a washing machine, upvc double glazed windows to the rear and side.

## FIRST FLOOR LANDING

Upvc double glazed window, airing cupboard and doors to –

## BEDROOM 1

Upvc double glazed windows to the front and rear, radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.



## BATHROOM

Panel enclosed bath with shower and shower screen, low flush wc, vanity sink unit with wash hand basin and cupboard under, radiator and upvc double glazed window.

## OUTSIDE

Single garage with double doors.  
Good size rear garden with a lawn and patio.









**Hallway**  
0.92 x 1.47 m  
3'0" x 4'9"

**Kitchen**  
2.27 x 2.97 m  
7'5" x 9'9"

**Lounge Diner**  
3.97 x 3.40 m  
13'0" x 11'2"

**Approximate total area<sup>(1)</sup>**  
31.51 m<sup>2</sup>  
339.17 ft<sup>2</sup>

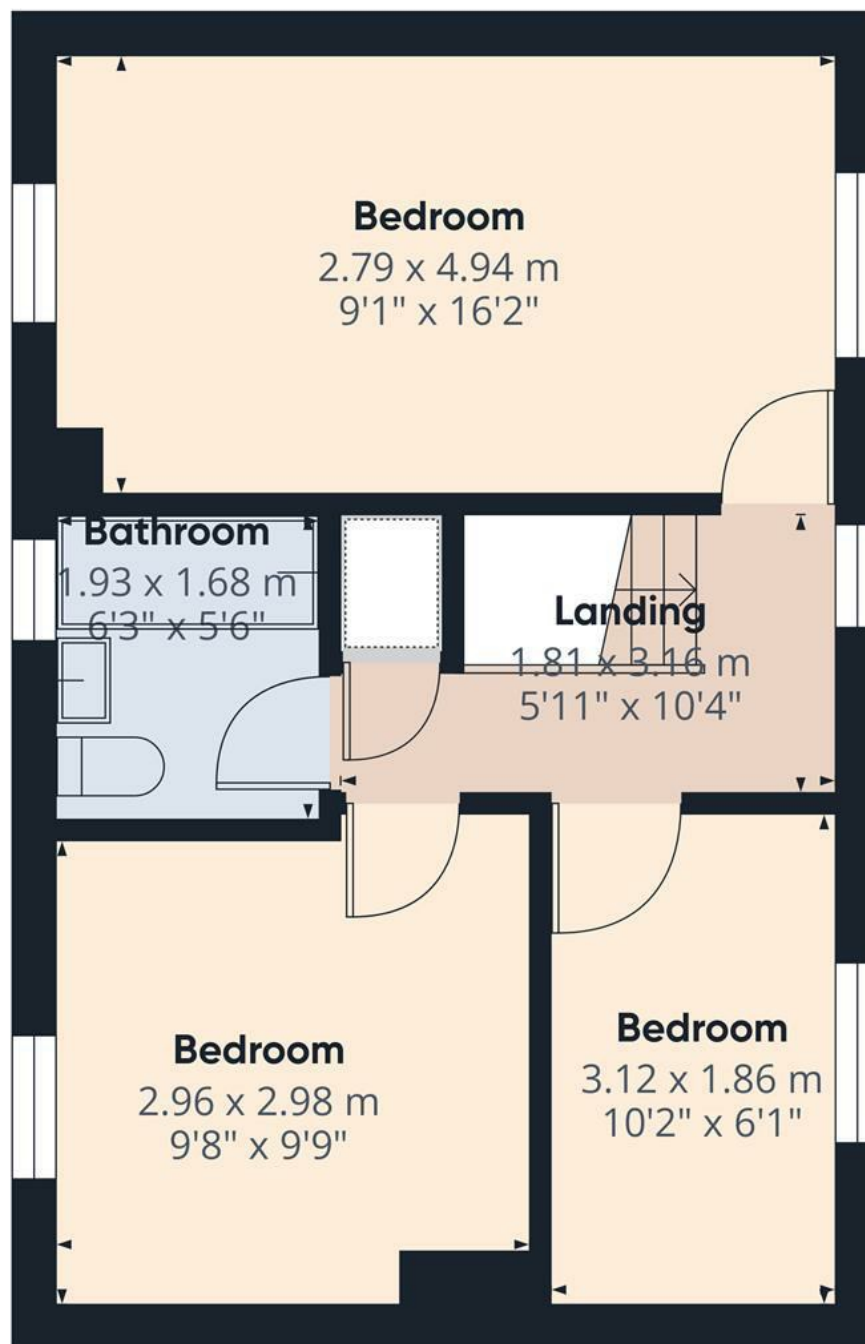
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
34.85 m<sup>2</sup>  
375.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

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