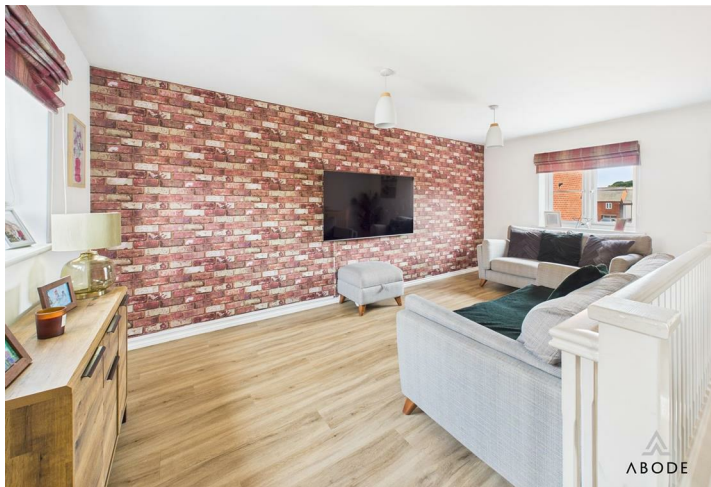






**** TWO BEDROOM COACH HOUSE WITH PRIVATE REAR GARDEN **** This is a great opportunity to purchase a versatile property in a quiet and popular location. The property is well presented throughout and in brief offers a hall, ground floor bedroom or reception room with doors onto the garden. The first floor offers a lounge and dining area, fitted kitchen, bedroom and a bathroom. Off road parking and a low maintenance rear garden. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



HALL

Entrance door into the hall with stairs to the first floor and a door to -

BEDROOM/RECEPTION ROOM

Upvc double glazed window to the front, radiator, storage cupboard and upvc double glazed double doors onto the garden.

FIRST FLOOR

LOUNGE

Upvc double glazed windows to the front and rear elevations, radiator. Open to the dining area, door way to the kitchen and doors to the bedroom and bathroom. Airing cupboard.

DINING AREA

Upvc double glazed window and radiator.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, space for a fridge freezer and plumbing for a washing machine. Upvc double glazed window to the front.

BEDROOM

Upvc double glazed window to the front and a radiator.

BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Front parking space and side gated access to the rear garden with garden shed, paved and decked seating areas.

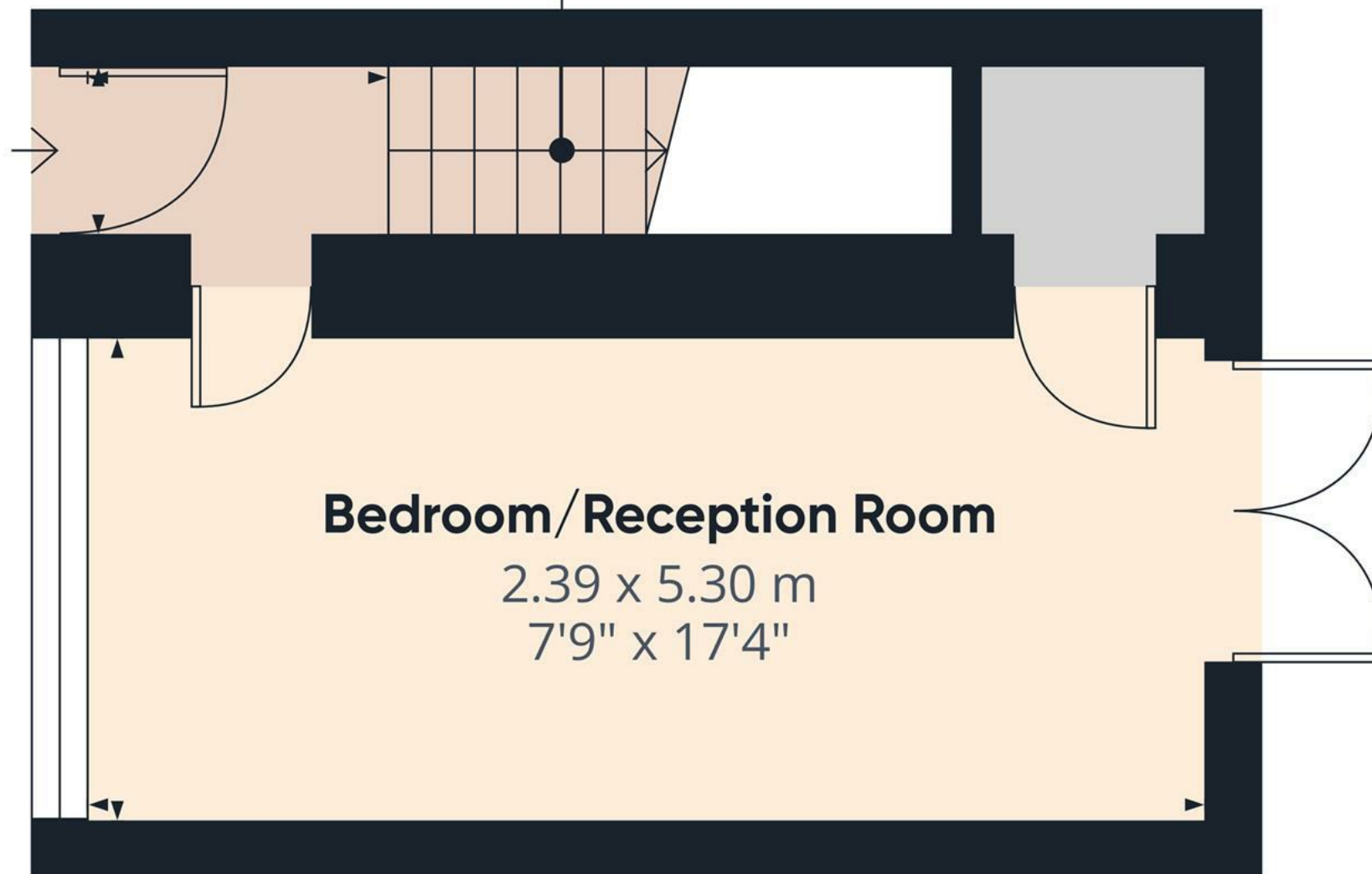








Hallway
0.87 x 1.46 m
2'10" x 4'9"



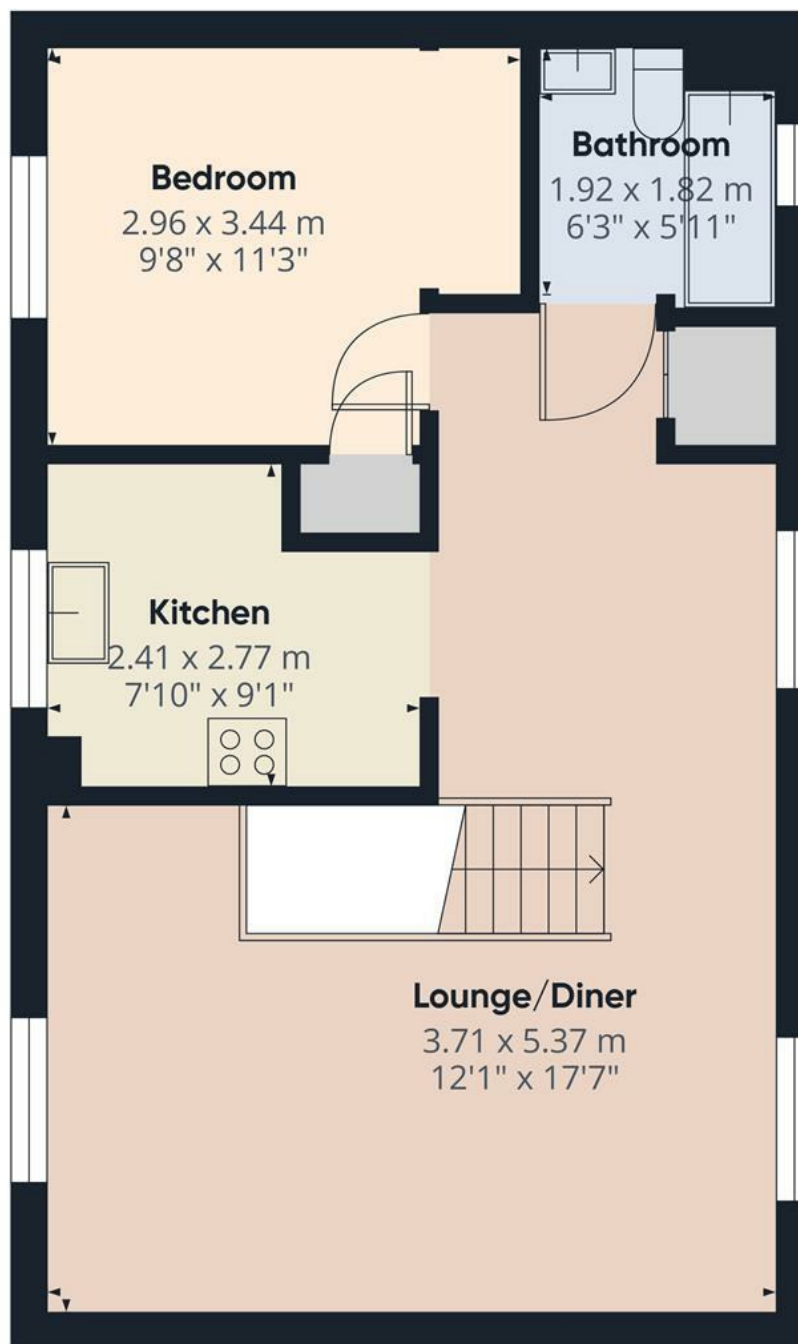
Approximate total area⁽¹⁾
18.4 m²
198 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

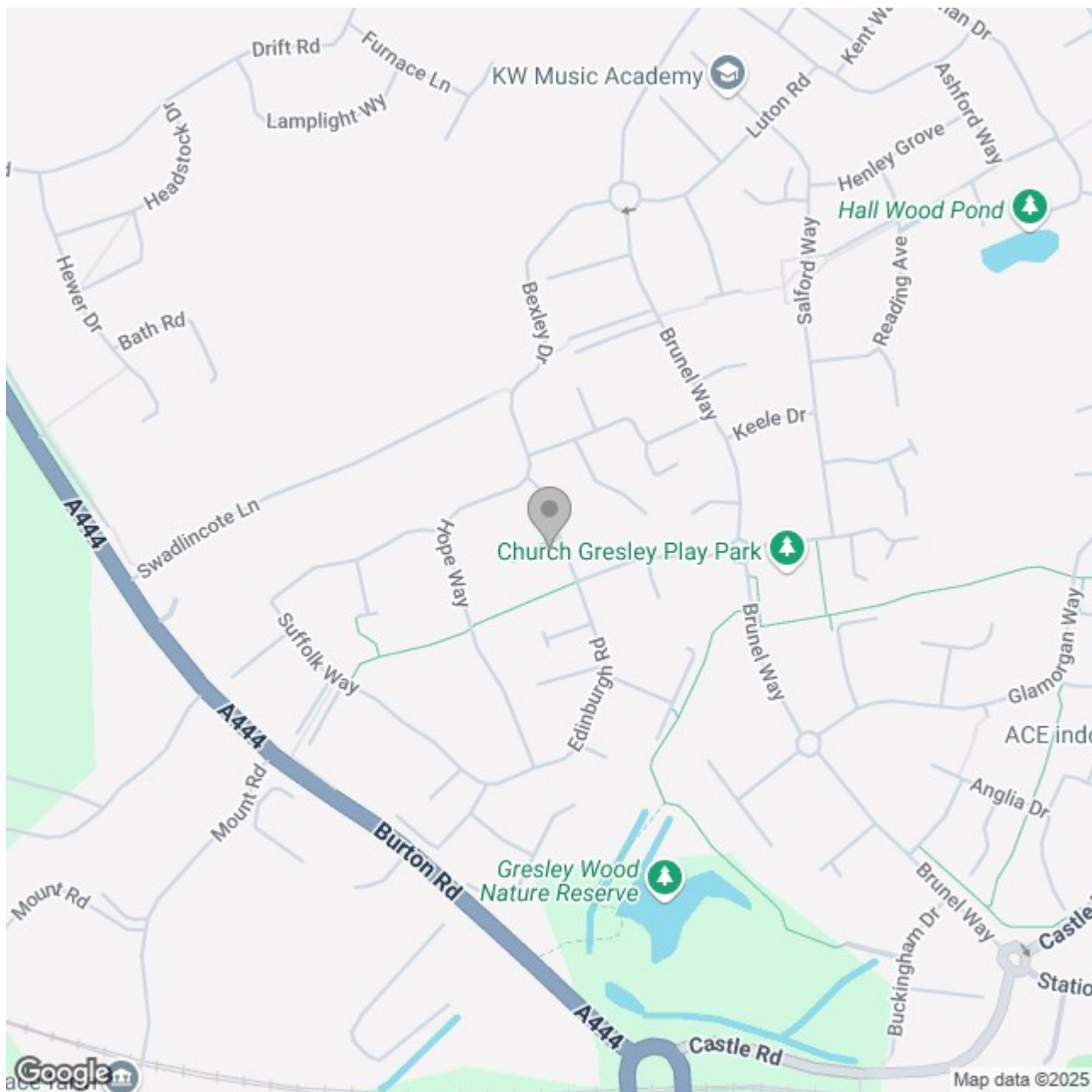
Approximate total area⁽¹⁾

45.5 m²
490 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC