





**** LARGE GARDEN TO THE REAR **** MODERN FITTED DINING KITCHEN WITH DOORS ONTO THE GARDEN **** Semi detached property benefiting from a new roof and boiler in the last 3 years. In brief the property offers a hall, lounge, fitted dining kitchen, inner hall and a bathroom, three first floor bedrooms and a stunning garden.



HALL

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

LOUNGE

Feature fireplace, radiator and upvc double glazed window to the front.

INNER HALL

Storage space and a door to the bathroom.

BATHROOM

Low flush wc, wash hand basin, bath with a shower over, radiator and upvc double glazed window.

KITCHEN DINER

Modern fitted kitchen offering fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and extractor, space for a washing machine and fridge freezer. Upvc double glazed windows and doors, radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Walk-in wardrobe, upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window and radiator.



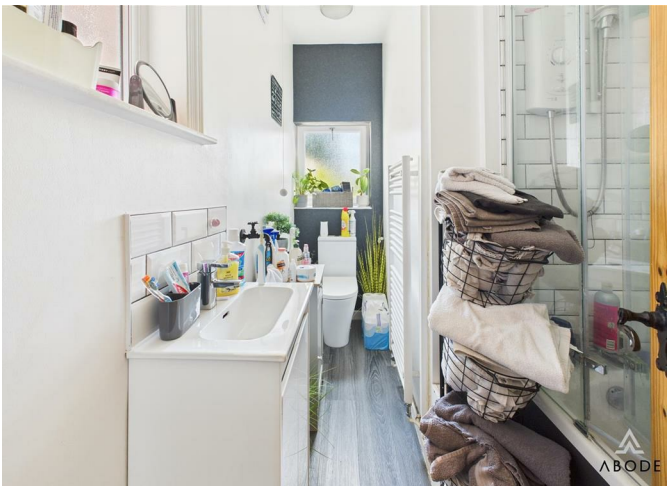
BEDROOM 3

Cupboard, upvc double glazed window and radiator.

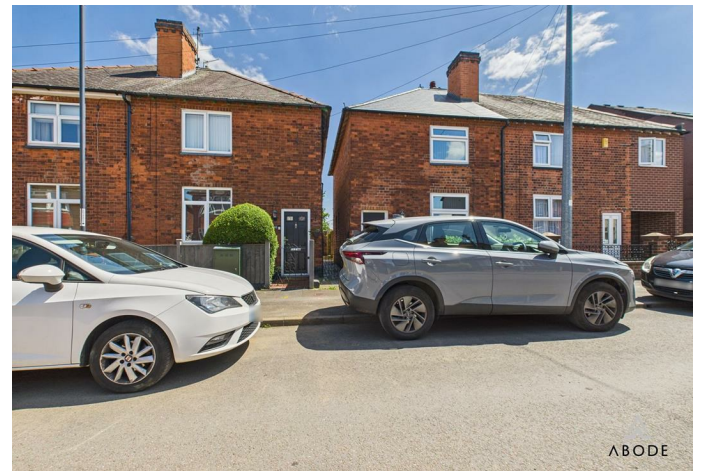
OUTSIDE

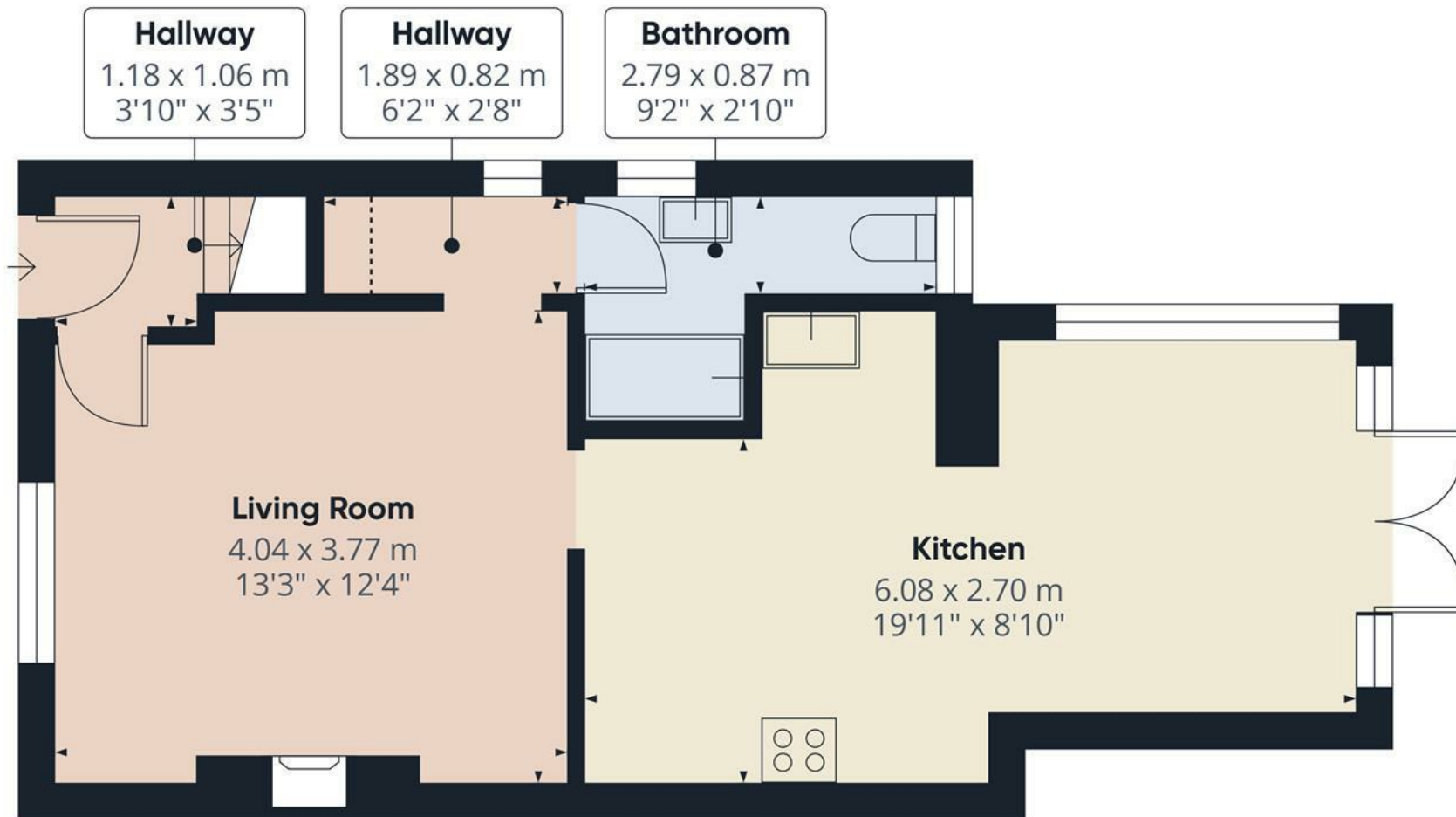
Gated access to the front fore garden. Enclosed rear garden with a long lawn, established shrubs and bushes, and seating areas.











Approximate total area⁽¹⁾

41.4 m²

446 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

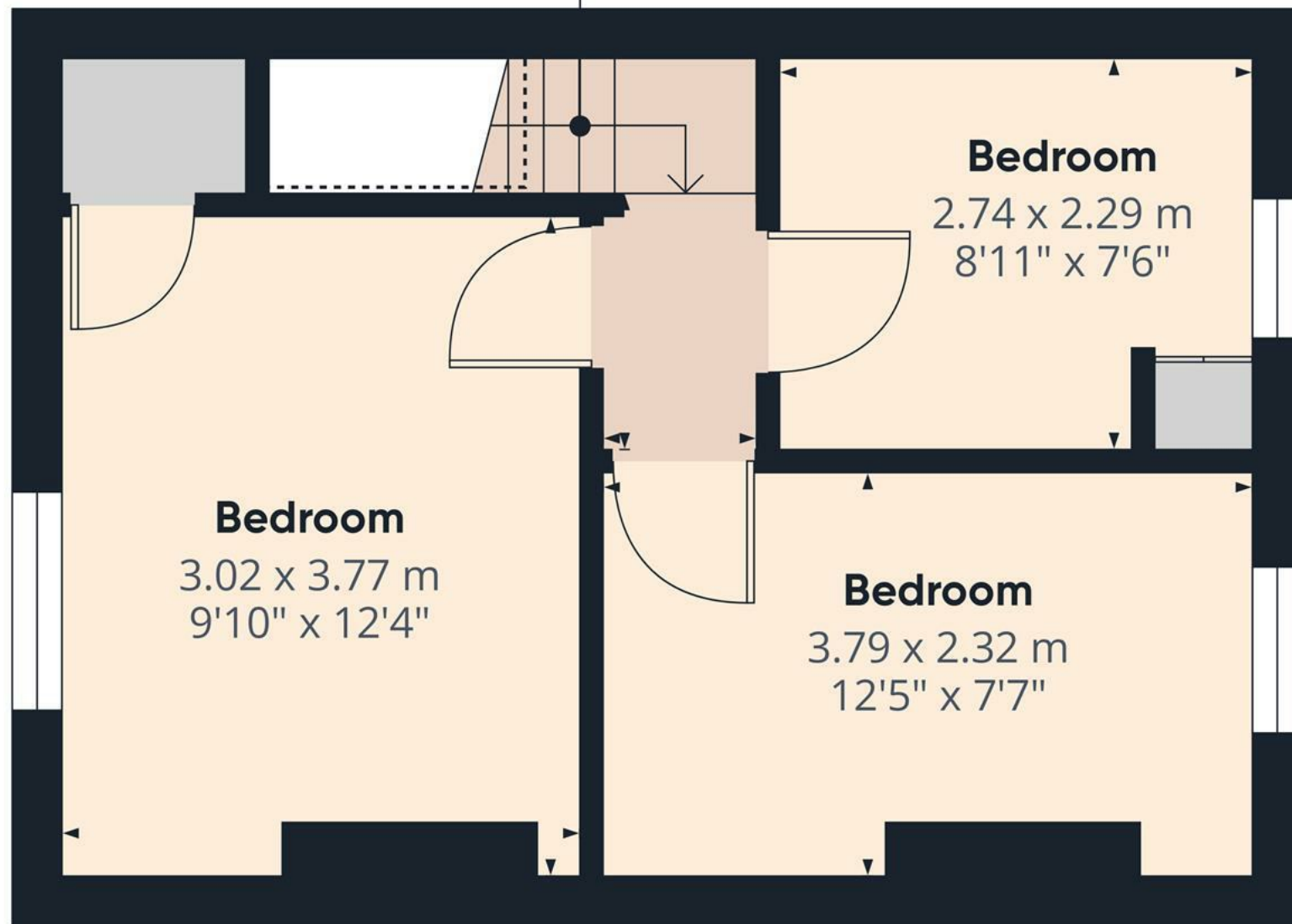
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Landing
0.93 x 1.51 m
3'0" x 4'11"



Floor 1

Approximate total area⁽¹⁾
27.9 m²
300 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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