



- **Period Features**
- **3 Double Bedrooms**

Entrance Porch

UPVC double glazed box window to side aspect. Original tiles. Exposed red brick. Wooden single glazed oor to entrance hall.

Entrance Hall

Metal double glazed window to side aspect, original tiled flooring, wall mounted double radiator. Telephone point. Stairs to first floor. Doors to lounge, dining room and study.

Lounge 4.30 x 4.40 (14'1" x 14'5")

Double glazed patio doors to rear aspect. Wall mounted radiator. Telephone point. TV point. Fireplace with marble surround and gas fire. Dado rail .Door to hall.

Dining Room 4.30 x 3.70 (14'1" x 12'2")

UPVC double glazed bay window to front aspect. Beautiful wooden flooring. Wall mounted double radiator. Fireplace with wooden surround and gas fire. Coving. Dado rail.

Study 2.90 x 2.70 (9'6" x 8'10")

Metal picture window to double glazed window to side aspect. Wall mounted double radiator. Telephone point. TV point. Doors to hall and kitchen.

Kitchen 3.70 x 2.70 (12'2" x 8'10")

One wooden and one metal window to rear and side aspects. Tiled flooring. Wall mounted double radiator. Range of eye level and base level units with roll edge worksurfaces over, stainless steel one and a half bowl sink and drainer unit with mixer tap over, breakfast island, built in gas hob and electric oven. Part tiled walls. Telephone and TV points. Doors to utility and shower room.

Utility

Door to side aspect. Tiled flooring. Plumbing for washing machine and dishwasher. Combination boiler.

Shower Room

UPVC double glazed window to side aspect. Stained glass window. Low level WC, tiled shower cubicle and pedestal wash hand basin. Tiled splashbacks. Wall mounted single radiator. Extractor fan. Tiled flooring.

Landing

Access to loft space. Doors to bedrooms and bathroom.

Bedroom One 4.10 x 3.70 (13'5" x 12'2")

UPVC double glazed bay to rear aspect. UPVC double glazed box window to side aspect. Built in wardrobes. Telephone and TV point. Built in sink and vanity area.

Bedroom Two 4.30 x 3.70 (14'1" x 12'2")

UPVC double glazed bay window to front aspect. Wall mounted radiator. Built in wardrobes and bedroom furniture. Telephone and TV point. Sink with tiled surround.

Bedroom Three 2.70 x 2.90 (8'10" x 9'6")

UPVC double glazed window to rear aspect. Wall mounted radiator.

- **Garage**
- **Ample Off Road Parking**

Bathroom

UPVC double glazed window window to front aspect. Laminate flooring. Panelled bath, low level WC, bidet and vanity wash hand basin. Wooden clad walls.

Outside

Front of Property

Gravelled frontage with flower and shrub beds and borders enclosed by timber panelled fencing. Side access to rear.

Rear of Property

Tiered lawn and patio areas with flower and shrub beds and borders. Summer house with power. Enclosed by timber panelled fencing with rear access leading to garage and parking for five/six cars.

Garage

Detached garage with power. Pedestrian door.

Tenure: Freehold

Date Particulars Created: 29.06.18

Draft particulars awaiting vendor approval.

Energy Performance Certificate

- **Town Centre**
- **Two Reception Rooms**

Agents Note - should your offer be accepted:

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

DIRECTIONS

For sat nav purposes the postcode for the property is GL10 2JS.

