



- 1930s Property
- Four Bedrooms

#### Entrance

UPVC single glazed front door.

#### Entrance Hall

Carpeted flooring. Wall mounted radiator. Stairs leading to 1st floor. Doors to Lounge and Diner.

#### Shower Room

UPVC double glazed window to side aspect. Tiled flooring. Low level W.C. Wash hand basin. Tiled splashbacks. Tiled shower cubicle.

#### Lounge 14'90" x 16'22" (6.55m x 5.44m)

UPVC double glazed window to front aspect. Double glazed french doors to rear aspect. Carpeted. Wall mounted radiator. Feature fireplace. Under stairs storage. Fitted gas fire. Feature beams.

#### Kitchen/ Diner 8'97" x 27'16" (4.90m x 8.64m)

UPVC double glazed windows to front and rear aspect. Laminate and tiled flooring. Two wall mounted radiators. Range of eye level and base storage units. Roll edge granite worktops. Double ceramic sink unit. Gas cooker point. Plumbing for dishwasher. Partially tiled walls. Further appliance space.

#### Utility 4'86" x 10'02" (3.40m x 3.10m)

UPVC double glazed door to rear aspect. Tiled flooring. Wall mounted radiator. Range of eye level storage units and base units. Laminate work surfaces. Plumbing for washing machine.

#### Landing

Carpeted. Access to loft space. Linen cupboard. Doors leading to all 4 bedrooms.

#### Bedroom One 15'16" x 11'14" (4.98m x 3.71m)

2 UPVC double glazed front windows to front aspect. 2 wall mounted radiators. Carpeted. Built-in Wardrobes. Door leading to En-Suite

#### En-Suite

Aluminium window to side aspect Vinyl flooring. Wall mounted radiator. Tiled shower cubicle. Vanity wash hand basin. Low level W.C. Partially tiled walls. Shaver point.

#### Bedroom Two 9'04" x 10'08" (2.84m x 3.25m)

UPVC double glazed window to rear aspect. Carpeted.

#### Bedroom Three 9'02" x 9'25" (2.79m x 3.38m)

UPVC double glazed window to front aspect. Wall mounted radiator. Carpeted.

- Master With Ensuite
- Downstairs Showroom

#### Bedroom Four 10'03" x 7'78" (3.12m x 4.11m)

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

#### Bathroom

UPVC double glazed window to rear aspect. Vinyl flooring. Wall mounted radiator. Panelled bath. Pedestal wash hand basin. Low level W.C. Partially tiled walls. 4 piece bathroom suite.

#### Front of Property

Gravel area. Enclosed by shrubs. Side access to rear of property.

#### Garage

2 garages, powered. Personal door to rear aspect.

#### Tenure

Freehold.

#### Draft Particulars

Awaiting vendor approval.

#### 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

- Four Piece Family Bathroom
- 27' Kitchen Diner

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

