





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 55.6 sq. metres (598.3 sq. feet)
Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority. Plan produced using PlanUp.

PORCH

The UPVC front door opens into the porch area which has a door into the lounge.

LOUNGE

13' 1" x 12' 9" (4.0m x 3.9m) A good sized lounge with a stainless steel electric fire on a black marble hearth and upright with a white wooden surround. There is a UPVC window to the front, radiator to the wall, doors to the porch and kitchen plus stairs to the first floor.

KITCHEN/DINER

9' 1" x 12' 9" (2.77m x 3.9m) Fitted with a range of wall and floor mounted units in a beech shaker style with contrasting black work surfaces. There is space for a slot in cooker with a stainless steel and glass extractor above, space and plumbing for a washing machine, space for an under counter fridge and freezer, a one bowl stainless steel sink and drainer beneath the UPVC window to the rear. Doors lead to the lounge and the rear garden.

LANDING

Providing access to both bedrooms, the shower room and the loft.

BEDROOM 1

9' 10" x 12' 9" (3.m x 3.9m) A front facing bedroom with a UPVC window with a radiator beneath.

BEDROOM 2

12' 5" x 6' 9" (3.8m x 2.08m) This bedroom has a built in wardrobe, over stairs, and a UPVC window to the rear with a radiator to the wall.

SHOWER ROOM

5' 8" x 5' 9" (1.75m x 1.77m) A corner shower unit with a white tray and curved glass doors are complimented by a gloss white vanity unit with built in wash hand basin and work surface. A white WC and a UPVC window to the rear with a radiator to the wall.

EXTERNAL

As you approach the property you will see the pickett fence which borders the low maintenance garden areas to the front where there is also a path leading to the front door. This continues along the side of the black iron railings to the rear garden which is a lovely area to relax in with fencing to two sides, a further area that houses a shed then a wall with a gate to the car park area where this property has an allocated parking space.