





Entrance Hall
Reception One
15'9" to bay x 11'11" (49'2""29'6"" to bay x 36'1""36'1""")
Reception Two
13'1" x 11'5" (42'7""3'3"" x 36'1""16'4""")
Conservatory
9'9" x 9'2" (29'6""29'6"" x 29'6""6'6""")
Kitchen Diner
23'9" x 5'8" (75'5""29'6"" x 16'4""26'2""")
First Floor Landing
Bedroom One
11'11" x 11'10" (36'1""36'1"" x 36'1""32'9""")
Bedroom Two
11'6" x 8'11" (36'1""19'8"" x 26'2""36'1""")



Bedroom Three
8'11" x 8'6" (26'2""36'1"" x 26'2""19'8""")

Bathroom
Rear Garden
Parking For Two Cars

Tenure
Our vendor has informed us that this is a freehold property.

Disclaimer
These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		59
(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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.