



HUNTERS[®]
HERE TO GET *you* THERE



ACCOMMODATION

Enter via UPVC door

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard

DOWNSTAIRS WC

Pedestal wash hand basin, Low level wc, high level opaque window

KITCHEN

11'7" x 8'8"

Range of fitted wall and base gloss finish units with complementary work surfaces over. One and half sink drainer, electric hob with filter hood over, integrated appliances include oven, microwave, dishwasher. Window to the rear to the Conservatory, door to the outside

LIVING DINER

21'6" max x 12'3" max

Spacious main reception room with windows and doors to front and rear offering a light and airy area

CONSERVATORY

16'4" x 9'1"

UPVC double glazed conservatory offering all important extra space with doors out to the rear garden

FIRST FLOOR LANDING

Window to the side

BEDROOM 1

12'4" x 10'2" max

Window to the front

BEDROOM 2

12'8" x 9'4"

Window to the rear

BEDROOM 3

9'11" max x 7'9"

Window to the front

BATHROOM

Large walk in shower cubicle, separate bath, pedestal wash hand basin and close coupled wc, high level opaque window

OUTSIDE

The front of the house has a lawned garden with tarmac driveway with space for 2 cars leading to a gated rear garden. The rear garden has been attractively landscaped and is low maintenance with a mix of artificial grass and paved areas as well as having the benefit of a timber shed.

EPC RATINGS

Energy Efficiency Rating currently 73 (C) potential 85 (B)

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

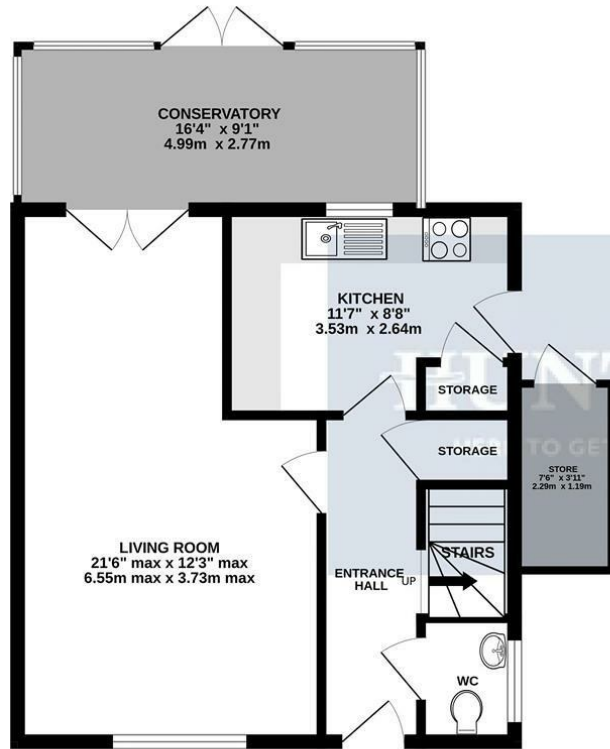
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



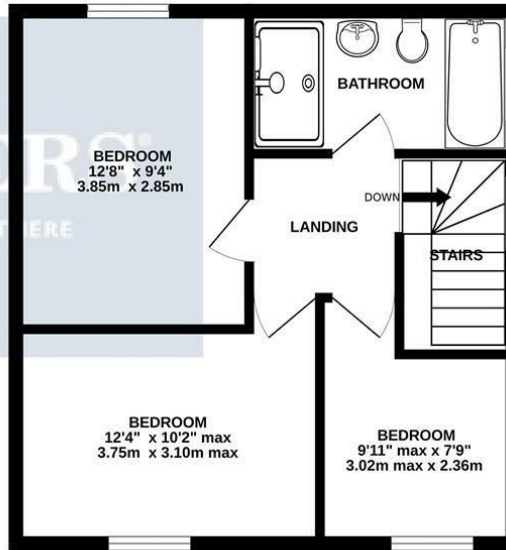




GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.

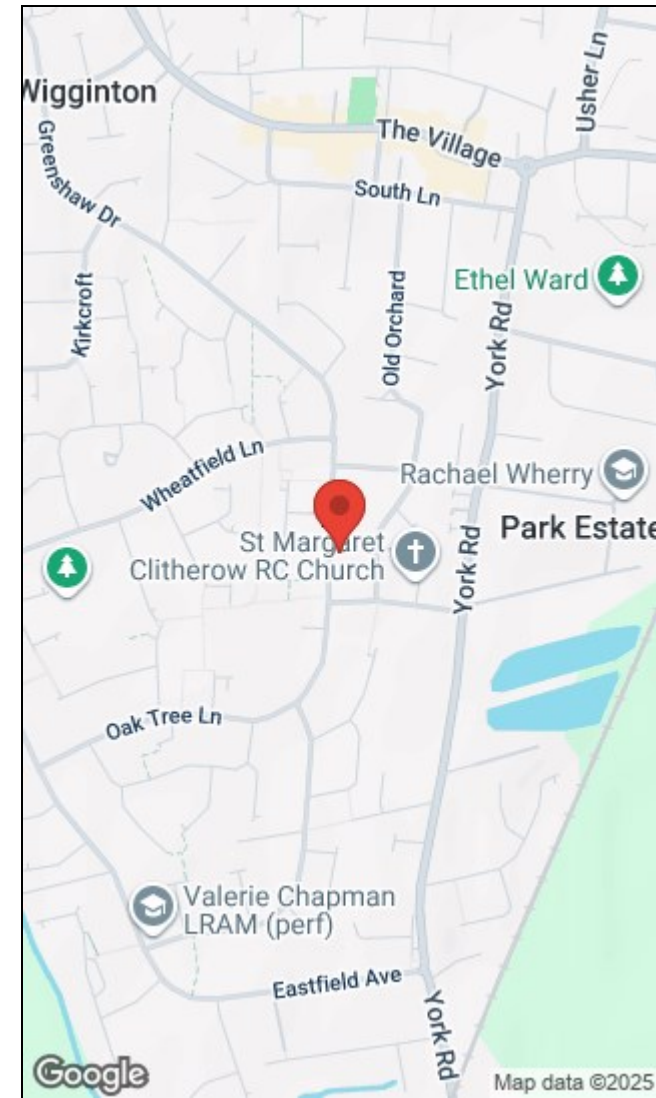


1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| | | 85 | | | |
| | | 73 | | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |
| England & Wales | | | England & Wales | | |

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