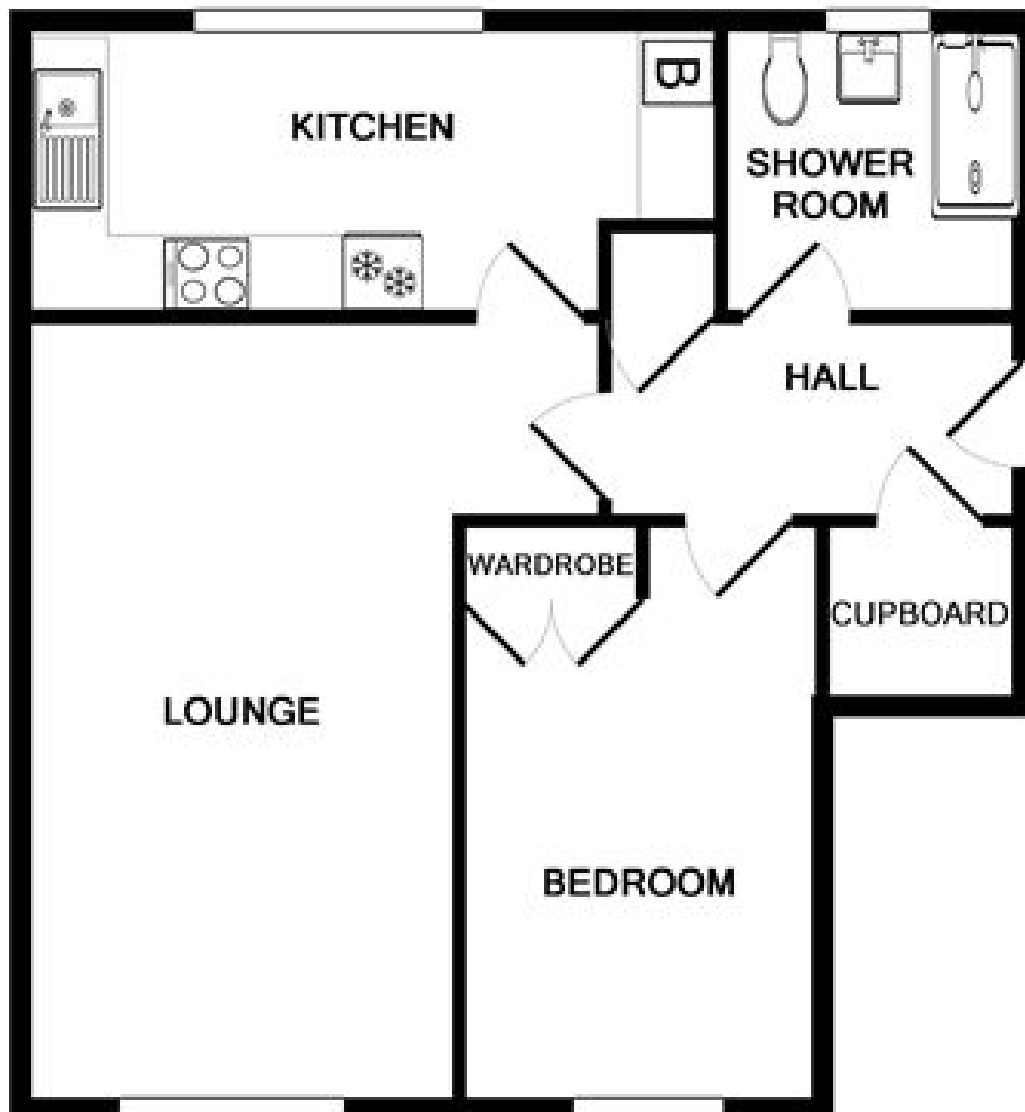




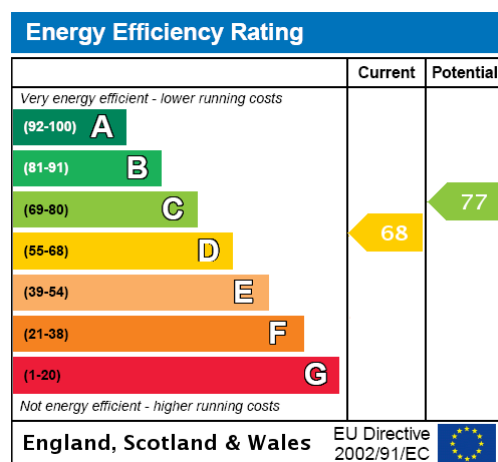
A ground floor flat located in a quiet cul-de-sac, with hall, lounge, double bedroom, fitted kitchen and shower room. The flat is double glazed with GCH and an open outlook to the rear, front and rear gardens, and offstreet parking.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Hoppers Estate Agency are pleased to present this ground floor flat located in a quiet cul-de-sac. With hall, lounge, fitted kitchen, bedroom and shower room, the flat is fully double glazed with gas central heating. With a front garden with off-street parking, there is also a rear garden and an open outlook to the rear.

HALL: 9'6 x 4'3 approx. Hall with neutral fitted carpet and radiator. With large shelved cupboard, and walk-in cupboard with electric meter and fuse box.

LOUNGE: 9'11, widening to 13'3, x 17'11 approx. Lounge with front facing window, neutral fitted carpet and radiator. With electric fire in oak fireplace with tiled surround and hearth.

SHOWER ROOM: 6'10 x 6'9 approx. Shower room with rear facing window, vinyl flooring and radiator. Part tiled, with white suite comprising WC, washbasin and large shower cubicle with mains shower.

BEDROOM: 13'4 x 8'3 approx. Bedroom with front facing window, fitted carpet, radiator and fitted wardrobe.

KITCHEN: 15'11 x 6'9 approx. Bright kitchen with rear facing window, vinyl flooring and radiator. Part tiled, with wall mounted gas central heating boiler, and fitted with wall and base units with marble effect worktops and stainless steel sink with monotap. With Creda freestanding electric cooker with halogen hob and separate oven and grill.

EXTERNAL

FRONT GARDEN: Garden with small lawn and off-street parking – the monobloc parking bay on the left belongs to No2.

REAR GARDEN: Fenced garden mainly laid to lawn with paved path and patio, and rotary dryer.

EXTRAS INCLUDED IN SALE: All floor coverings, light fittings and blinds.

ENERGY EFFICIENCY RATING: D68

VIEWING: Strictly by appointment through Hoppers Estate Agency, Tel 01292 477788.

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