

ENTRANCE HALL: Aspect to front giving access to kitchen and reception room one. Stairs rising to first floor level.

RECEPTION ROOM ONE: 11' 1" x 19' 9" (3.39m x 6.03m) With window to front being a bright and spacious reception room with fireplace and giving access to reception room two. French doors giving access onto the rear gardens.

RECEPTION ROOM TWO: 14' 2" x 34' 0" (4.34m x 10.38m) Triple aspect to front, side and rear, being a bright and spacious reception room lending itself for a number of different uses. French doors leading onto the rear gardens.

KITCHEN: 10' 10" x 10' 2" (3.31m x 3.11m) Double aspect to front and side, the kitchen is a good size in need of renovation.

BATHROOM: 6' 6" x 5' 8" (2.00m x 1.75m) With window to front comprising wood panelled bath with electric overhead shower, low level wc and hand wash basin. Fully tiled.

UTILITY: 6' 6" x 10' 0" (1.99m x 3.06m) With stainless steel sink, drainer and mixer tap, external door to rear gardens.

FIRST FLOOR LEVEL - LANDING: With window to rear giving access to four double bedrooms.

BEDROOM ONE: 10' 2" x 11' 7" (3.12m x 3.54m) With two windows to side being a double bedroom having en-suite facilities.

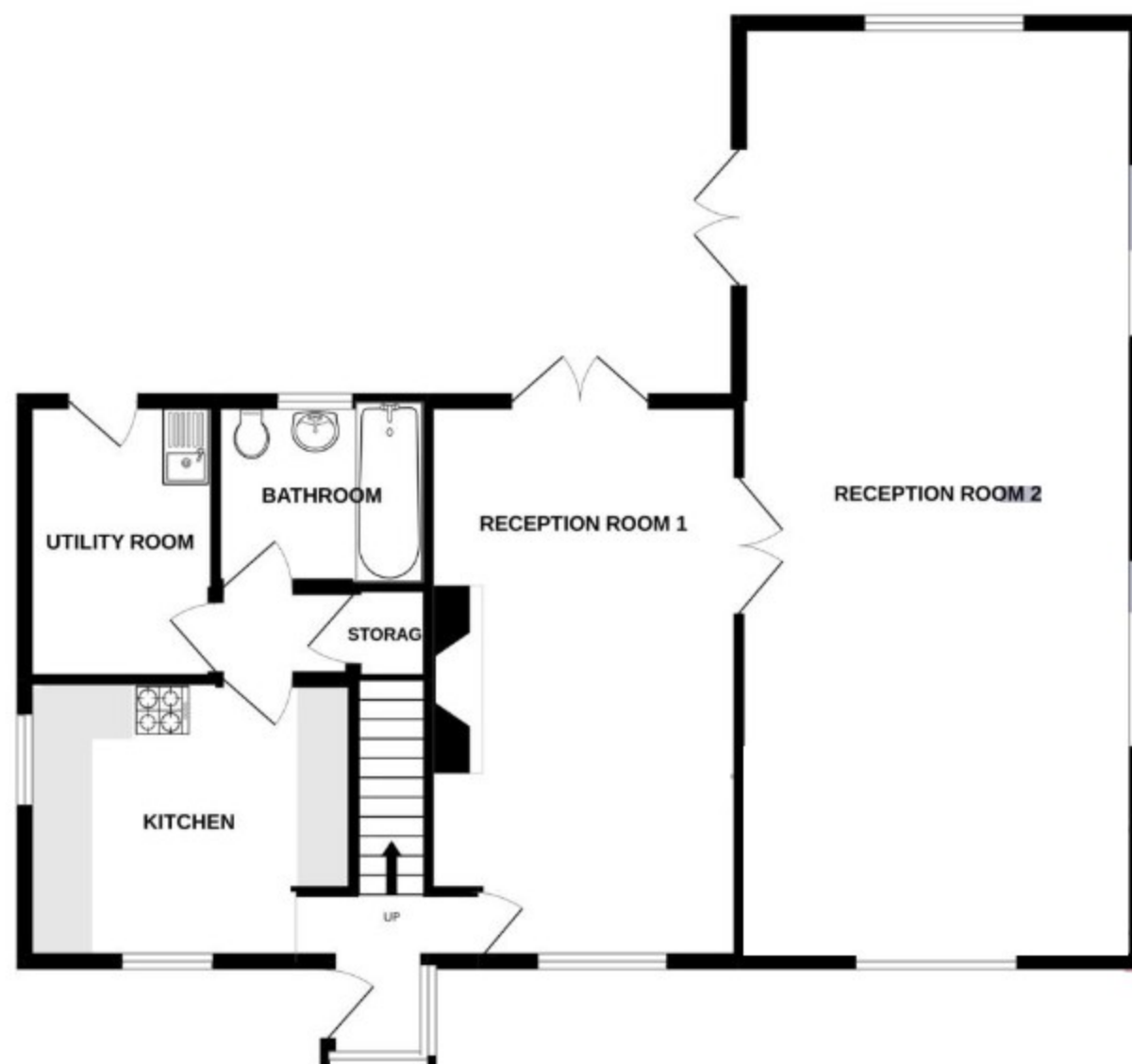
EN-SUITE: 8' 10" x 5' 3" (2.71m x 1.61m) With window to rear being in need of a full renovation.

BEDROOM TWO: 11' 5" x 12' 0" (3.50m x 3.66m) Double aspect to front and side being a double bedroom having eaves storage.

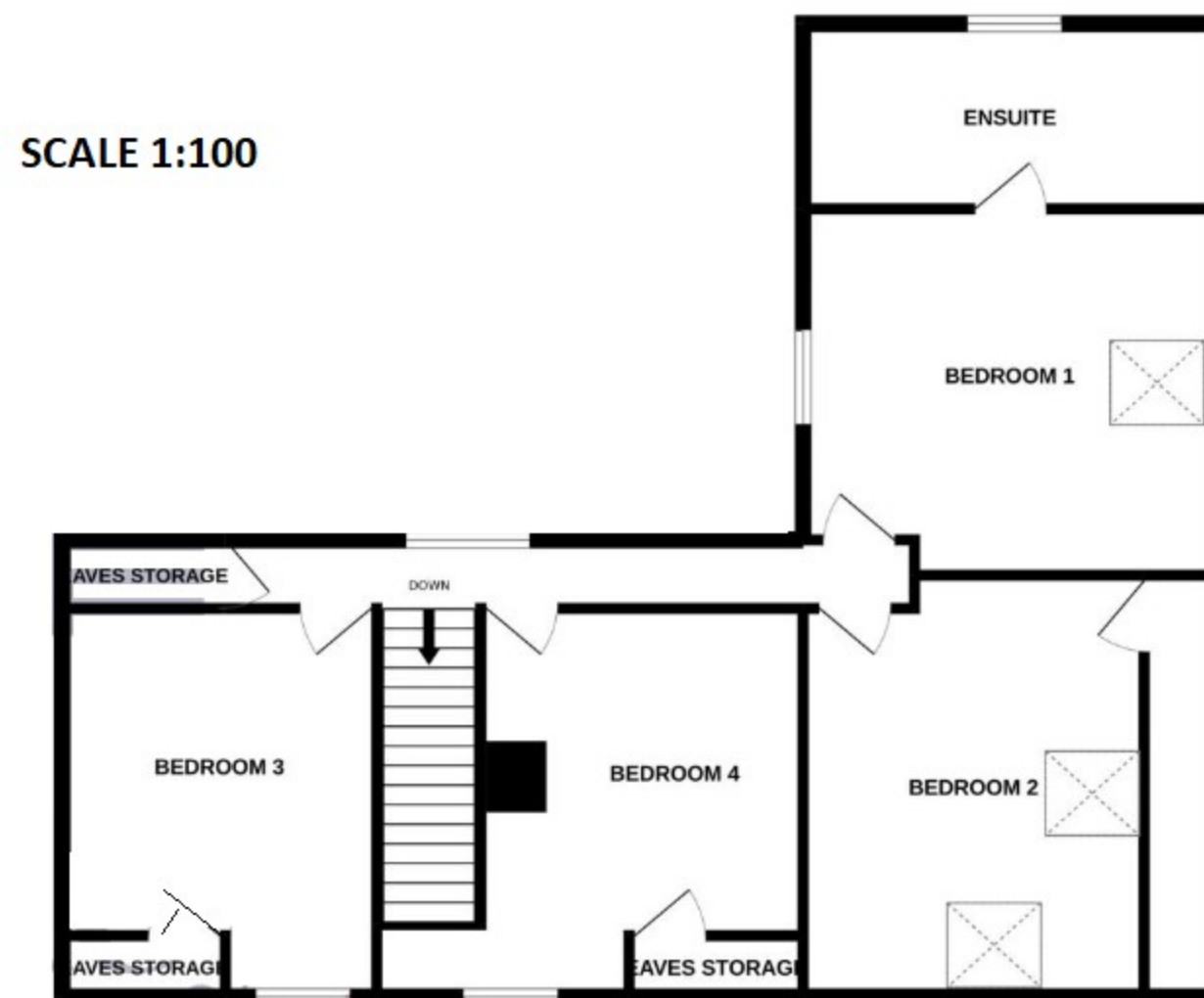
BEDROOM THREE: 10' 10" x 13' 7" (3.32m x 4.16m) Double aspect to front and side being a double bedroom with eaves storage. Access to loft space above.

BEDROOM FOUR: 11' 1" x 13' 5" (3.40m x 4.13m) With window to front being a double bedroom having eaves storage.

GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



SCALE 1:100

TOTAL FLOOR AREA : 1909 sq.ft. (177.3 sq.m.) approx.