



---

splash back tiles. Wood effect flooring. Extractor fan. FIRST FLOOR: Landing, Doors to all first floor rooms. Loft access. Over stair storage cupboard. Dado rail. Smoke alarm. Door leading to, Bedroom 1, w: 4.11m x l: 2.88m, uPVC double glazed bay window and single double glazed window to front aspect. Radiator. Feature cast iron fireplace. Floating shelves. Power points. Bedroom 2, w: 2.56m x l: 4.11m, uPVC double glazed window to rear. Radiator. Fitted alcove storage cupboard with shelves and hanging rail. Power points. Bedroom 3, w: 2.56m x l: 2.82m, uPVC double glazed window to rear aspect. Radiator. Feature cast iron fireplace. Power points. Cladded ceiling with down lights. Outside, West facing rear low maintenance courtyard garden mainly laid to decking and patio. Fully enclosed by brick and.