

A pleasant GROUND FLOOR APARTMENT situated within a popular location and benefitting from A GOOD SIZED PRIVATE GARDEN TO THE REAR. Offering extended accommodation including; hall, living room, fitted kitchen, CONSERVATORY, fitted bathroom and TWO BEDROOMS. Externally there is a SINGLE GARAGE together with a patio and gardens. **EARLY VIEWING ESSENTIAL.**

MISREPRESENTATION ACT 1967.

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**ENTRANCE HALLWAY**

Double glazed entrance door, cloaks hanging space, airing cupboard with wall mounted central heating boiler, under stairs storage cupboard.

**LIVING ROOM**

14'3 x 10'9 (4.34m x 3.28m)

Double glazed sliding patio doors leading to conservatory, radiator.



**BEDROOM ONE**

12'2 x 9'7 (3.71m x 2.92m)

Double glazed window, radiator.



**BEDROOM TWO**

8'2 x 6'6 (2.49m x 1.98m)

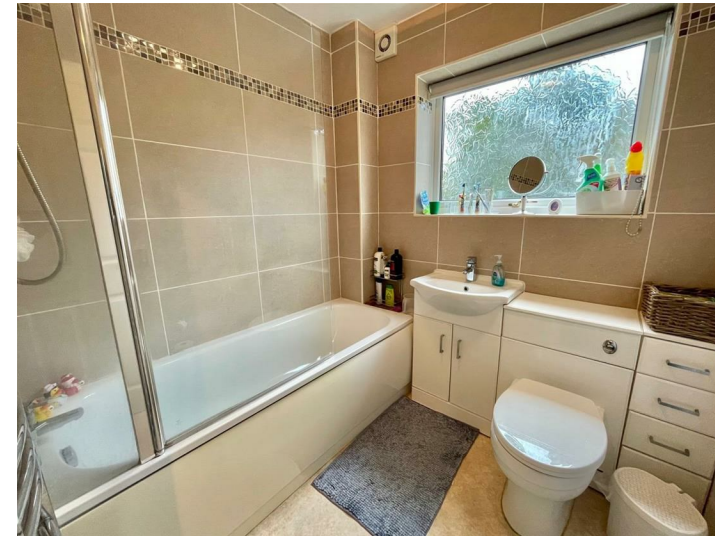
Double glazed window, radiator.



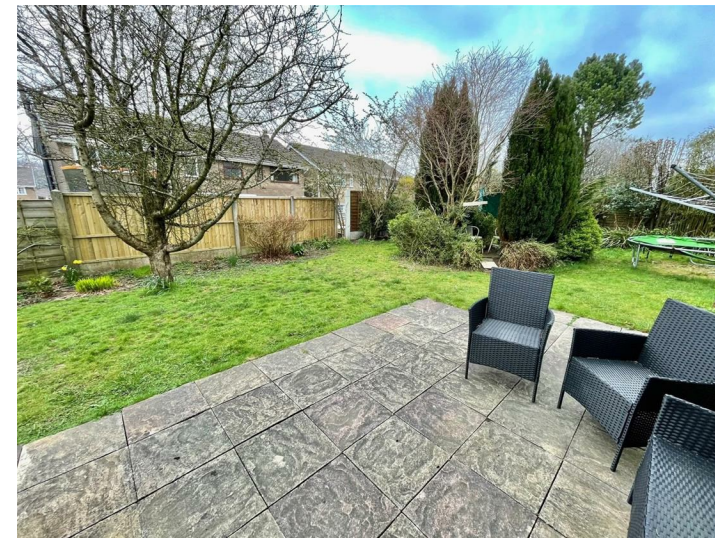
**BATHROOM**

Panelled bath with shower fittings over, enclosed cistern WC,

vanity wash hand basin with cupboards beneath, heated towel rail, part tiled walls, extractor fan.



**REAR GARDEN**



**SIDE GARDEN**



**EXTERNALLY**

The apartment offers a good sized private rear garden, patio area leading to the main garden, laid to lawn with borders,

timber shed, enclosed boundaries and gated access to the front.

**SINGLE GARAGE**

Up an over door (located within a separate block from the apartment).



**FITTED KITCHEN**

8'8 x 8'5 (2.64m x 2.57m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor above, space for washing machine, space for tumble dryer, space for fridge/freezer, double glazed window.



**CONSERVATORY**

10'10 x 7'10 (3.30m x 2.39m)

Double glazed windows to three sides, double glazed French doors leading to garden, wood effect flooring.