

## Ground Floor



OFFERED FOR SALE WITH NO ONWARD CHAIN. A spacious GROUND FLOOR APARTMENT benefitting from a private entrance door and comprising; spacious hallway, living room with bay window, fitted dining kitchen, TWO DOUBLE BEDROOMS, fitted bathroom and TWO CELLAR ROOMS. Externally there is a garden frontage together with a SMALL PRIVATE COURTYARD GARDEN to the rear. EARLY VIEWING ESSENTIAL.

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### ENTRANCE HALLWAY

33'8 x 6'0 narrowing to 3'1 (10.26m x 1.83m narrowing to 0.94m)

A spacious hallway with two radiators, entrance door and glazed window. Could be used as a home office space if required.



### LIVING ROOM

21'1 x 11'7 into bay (6.43m x 3.53m into bay)

Sash bay window, double glazed window, radiator, ceiling coving.



### FITTED DINING KITCHEN

12'10 x 10'3 (3.91m x 3.12m)

Fitted with a range of wall and base mounted units with work surfaces over and matching returns, stone fireplace surround with fitted units beneath, single drainer sink unit with mixer tap, space for washing machine and fridge/freezer, built in storage cupboard, glazed window, glazed door to outside,

wall mounted central heating boiler, fitted oven with four ring gas hob and extractor above.



### BEDROOM ONE

13'9 x 12'7 plus recess (4.19m x 3.84m plus recess)

Double glazed window, radiator.



### BEDROOM TWO

18'4 x 8'3 into bay (5.59m x 2.51m into bay)

Sash bay window, radiator, ceiling coving.



### INNER HALLWAY

With overhead storage and door leading to cellar rooms, door to;

### BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, frosted double glazed window, heated towel rail.



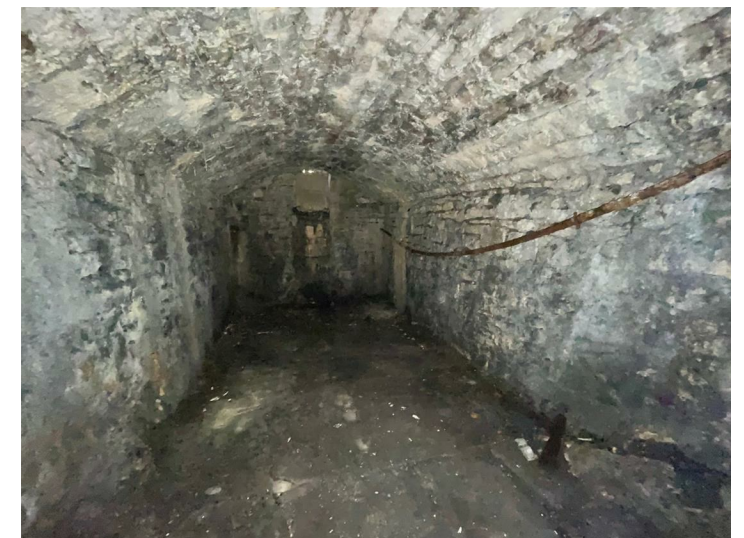
### CELLAR ROOMS

Chamber One - 15'7 x 6'3 with electric lighting, stone flagged flooring and stone shelving, leading to;



### CHAMBER TWO

Chamber Two - 14'6 x 7'7 with storage space.



### EXTERNALLY

To the front of the apartment there is a lawned garden frontage with access to the apartment.

To the rear of the apartment there is a small private courtyard garden together with considerable parking available off an access road to the rear of the building.