

# STAMFORD HOUSE





TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2017

**Entrance Hall** Having a ceiling point, storage cupboard and security intercom.

**Lounge/Diner** 30' 3" max x 12' 7" max (9.21m x 3.83m)  
Having a double glazed uPVC window, two ceiling points, telephone socket and television point.

**Kitchen** 10' 1" x 7' 4" max (3.07m x 2.23m) Having a ceiling point, tiled flooring, a range of base and eye level units with worksurfaces, plumbing for washing machine, single sink with mixer tap and single drainer, built in electric oven and hob with extractor fan.

**Bedroom One** 17' 6" x 9' 1" (5.33m x 2.77m) Having a double glazed uPVC window, and two ceiling points.

**Bedroom Two** 11' 4" x 8' 0" (3.45m x 2.44m) Having a double glazed uPVC window and ceiling point.

**Bathroom** 7' 1" x 5' 8" (2.16m x 1.73m) Having a ceiling point, towel rail, low level WC, pedestal basin and a bath with overhead shower.

**Outside** There is a secure allocated parking.