







A fantastic opportunity to obtain a traditional end of terraced property, having NO UPWARDS CHAIN and great scope for improvement. The property benefits from character features, two reception rooms, two double bedrooms and a good sized garden. Public parking is available a short walk away, strictly on a first come first served basis. Viewing is strictly via appointment only.





## Accommodation

### Living Room

With front entrance door, sash window to the front elevation, central heating radiator and fire place.

### Hallway

With central heating radiator, stairs rising to the first floor, under stairs storage cupboard and doors leading to the dining room.

### Dining Room

With central heating radiator, sash window to the rear elevation, recessed multi fuel stove and a door leading to the kitchen.

### Kitchen

With a selection of matching base units, gas hob, electric oven, sink with mixer tap and drainer, window to the side elevation and a door leading to the garden.

### First floor landing

With window to the side elevation, central heating radiator, loft hatch and doors leading off to:

### Master Bedroom

With central heating radiator, dash window to the front elevation and a cast iron fire place.

### Bedroom Two

With central heating radiator and a sash window to the rear elevation.

### Family Bathroom

With a four piece suite comprising: low level wc,



wash hand basin, bath, shower cubicle, central heating radiator and a sash window to the rear elevation.

### Outside

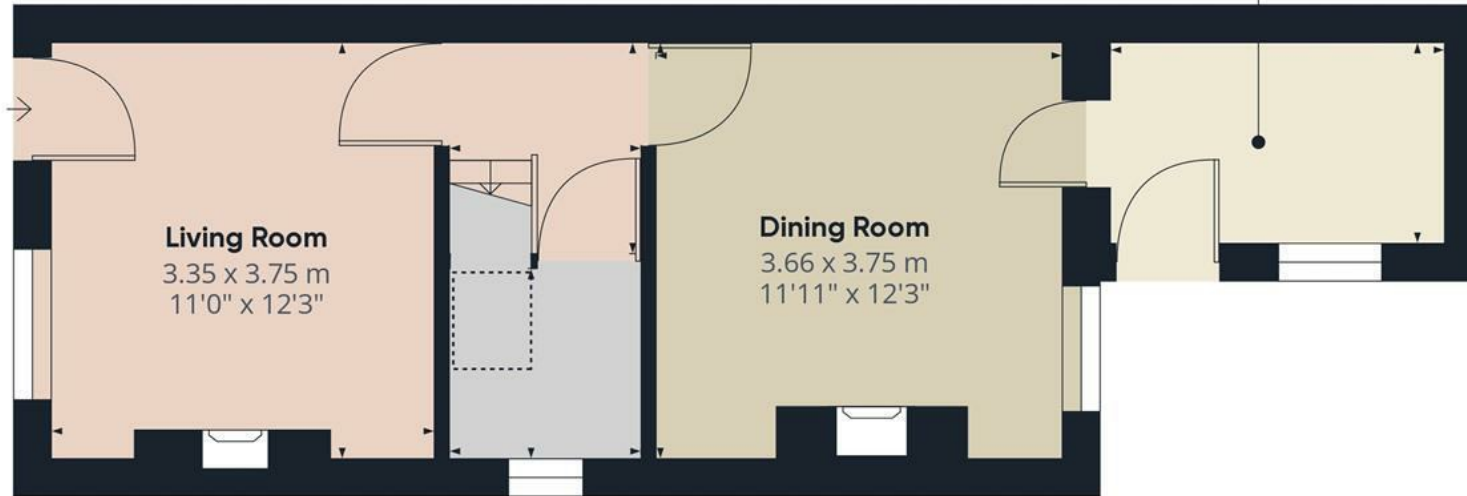
The outside of the property to the front elevation has steps leading to a fore garden adjacent to the front entrance door. The side of the property has a gated passage leading to the rear garden. The rear elevation is a good size with room for improvement.











Approximate total area<sup>(1)</sup>

72.36 m<sup>2</sup>  
778.93 ft<sup>2</sup>

Reduced headroom

0.57 m<sup>2</sup>  
6.1 ft<sup>2</sup>

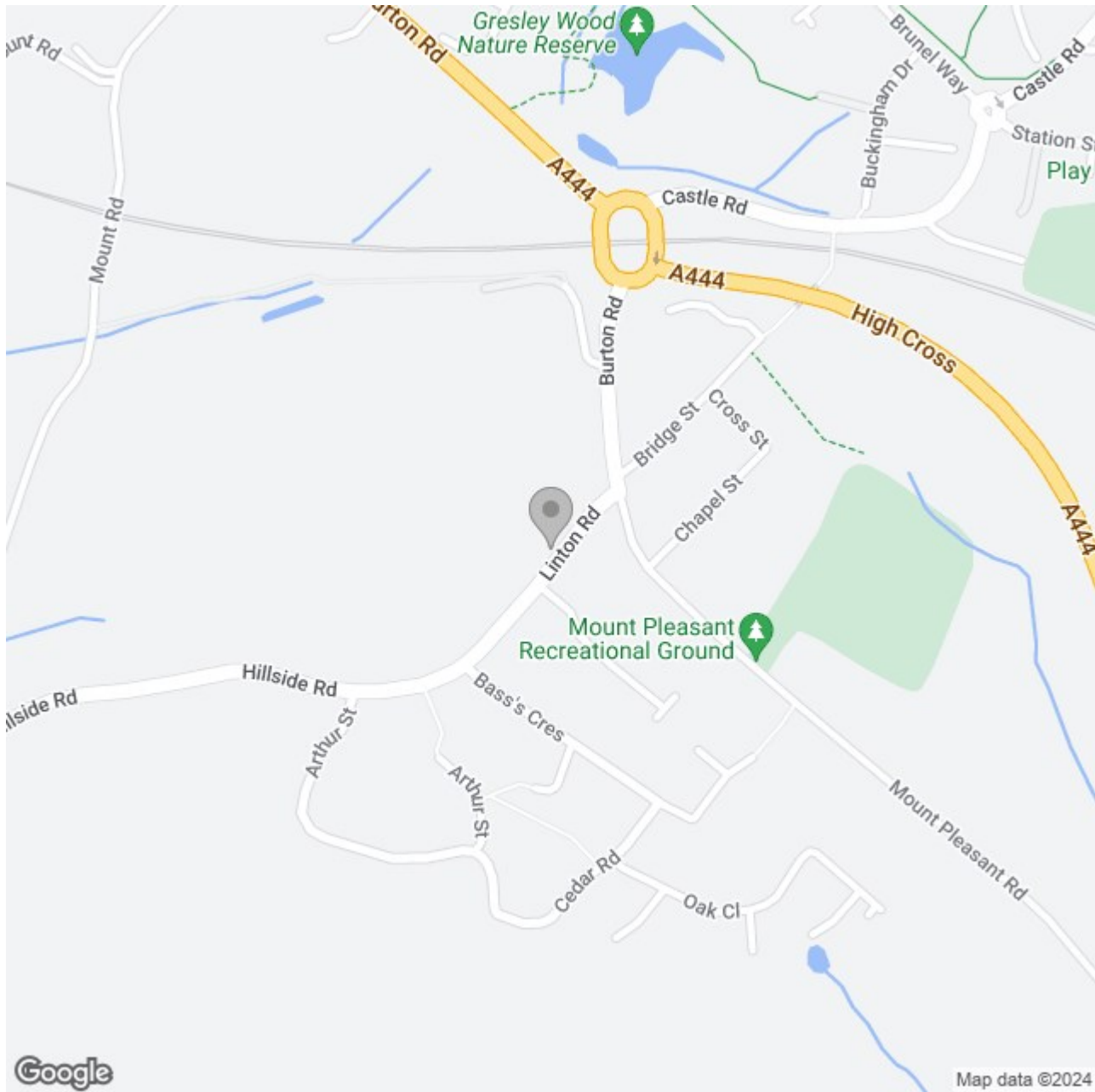


(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	