







A well appointed three bedroom traditional terraced property, having two reception rooms as well as a side entrance to the entrance hallway. The property benefits from a first floor bathroom, good sized kitchen, generous garden and gas central heating. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Entrance hall

With storage cupboard and doors leading off to:

### Living Room

With central heating radiator, chimney breast with ornamental fire place, coving to ceiling and a double glazed window to the front elevation.

### Dining Room

With central heating radiator, double glazed window to the rear elevation, fire place with brick hearth, doors leading off to and stairs rising to the first floor.

### Kitchen

With a selection of matching wall and base units having a roll edge laminate preparation work surface, under counter drawers, sink with mixer tap and drainer, space for washing machine and cooker, central heating radiator, double glazed windows to the rear and side elevations and a double glazed side access door.

### First Floor Landing

With doors leading off to:

### Master Bedroom

With central heating radiator, built in cupboard and a double glazed windows to the front elevation.

### Bedroom Two

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

### Bedroom Three



With central heating radiator, double glazed window to the side elevation and a loft hatch.

### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with shower over and a double glazed window to the rear elevation.

### Outside

The outside of the property to the front elevation offers a fore garden leading to the passageway which provides











access to the property. The rear elevation offers a laid to lawn garden with a patio area ideal for seating.







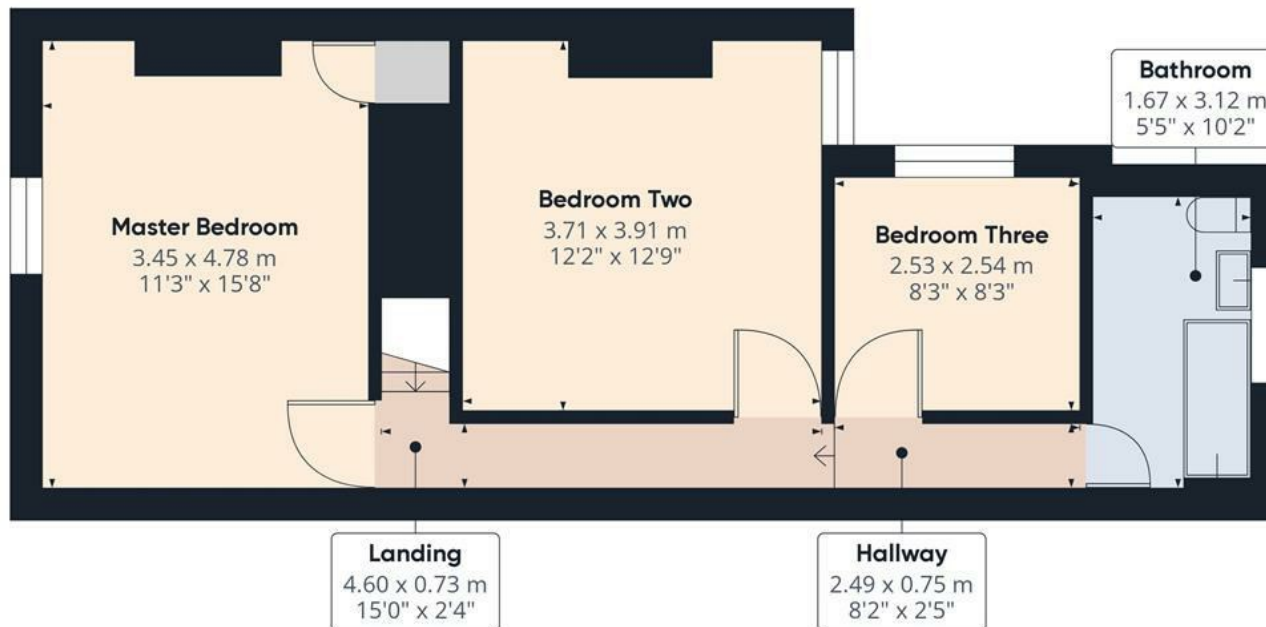








Floor 0



Floor 1

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

86.75 m<sup>2</sup>  
933.77 ft<sup>2</sup>

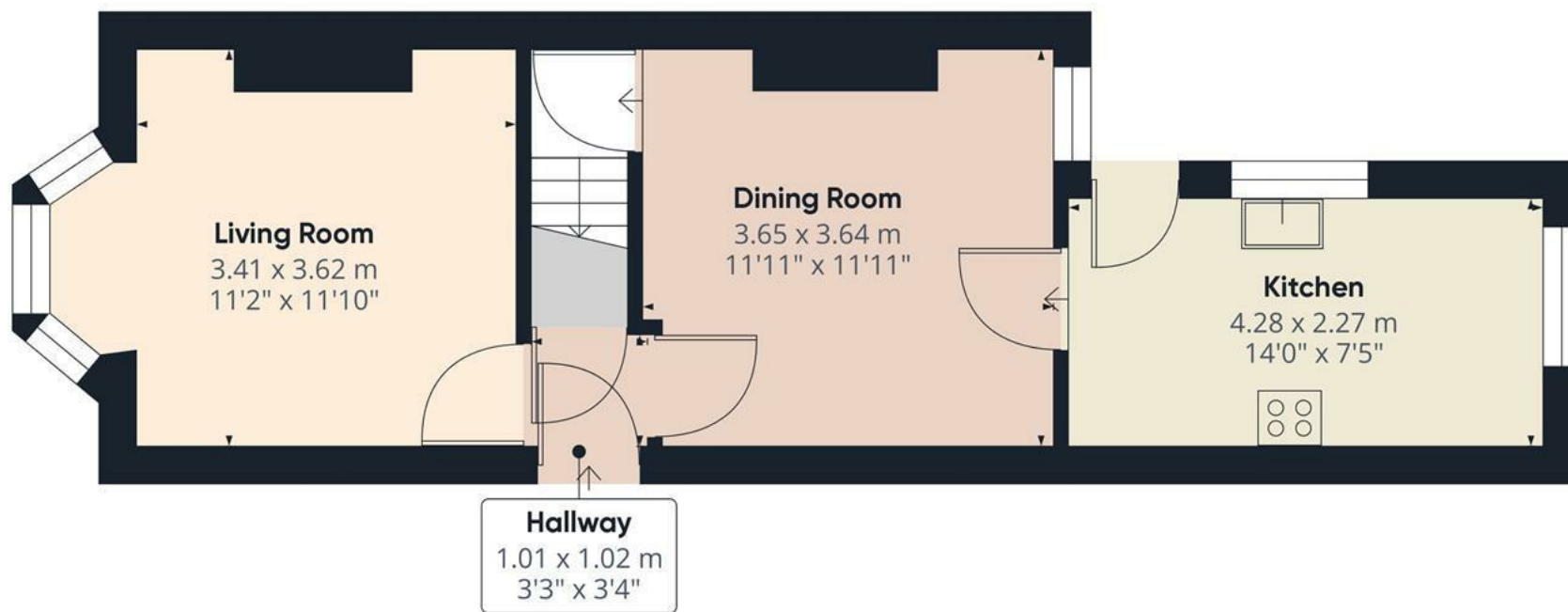
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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

38.92 m<sup>2</sup>  
418.93 ft<sup>2</sup>

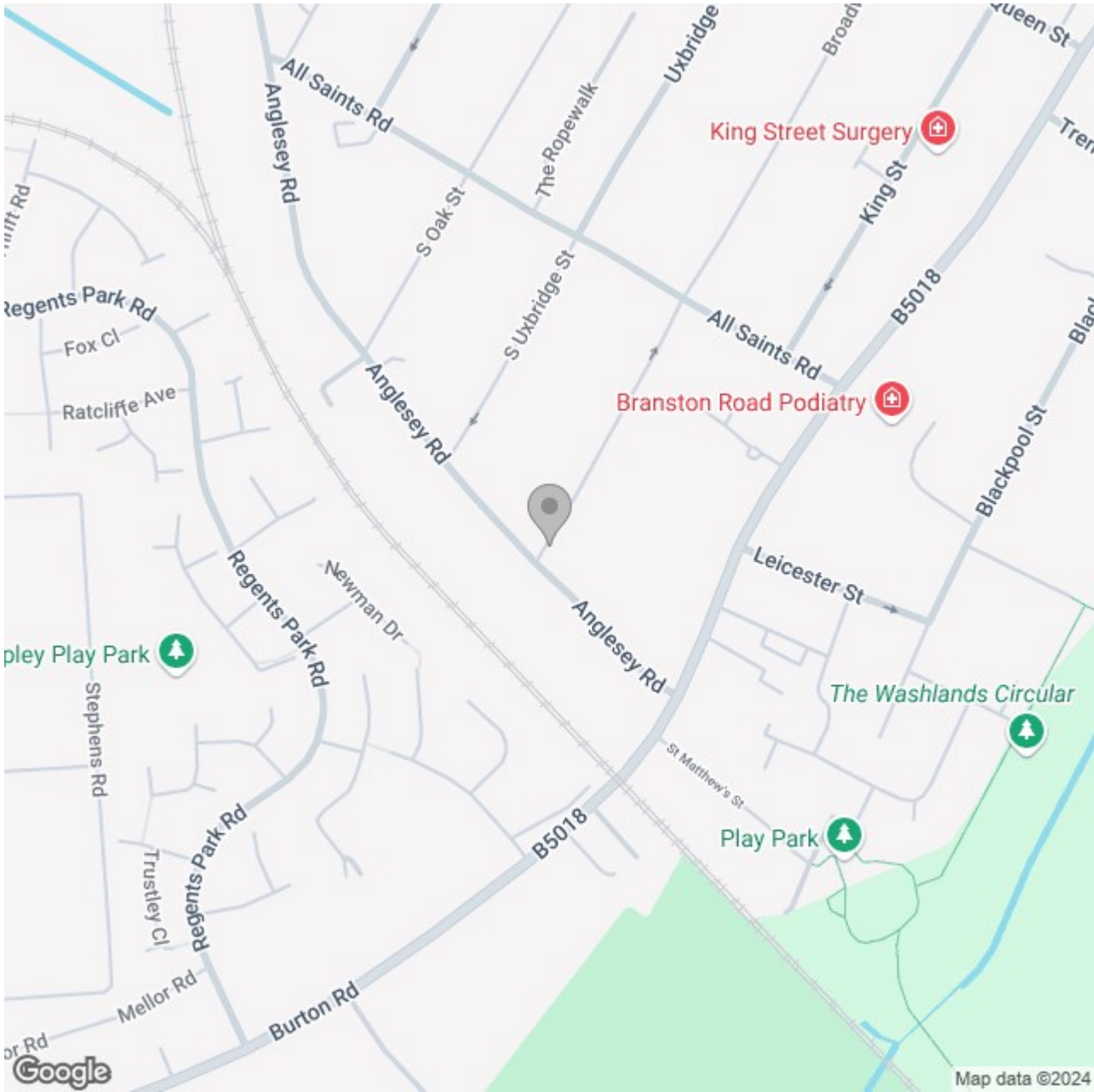
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Floor 0



### 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	