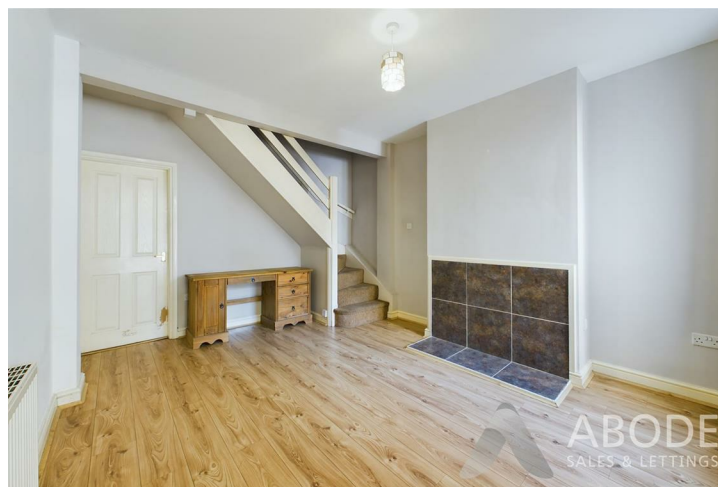
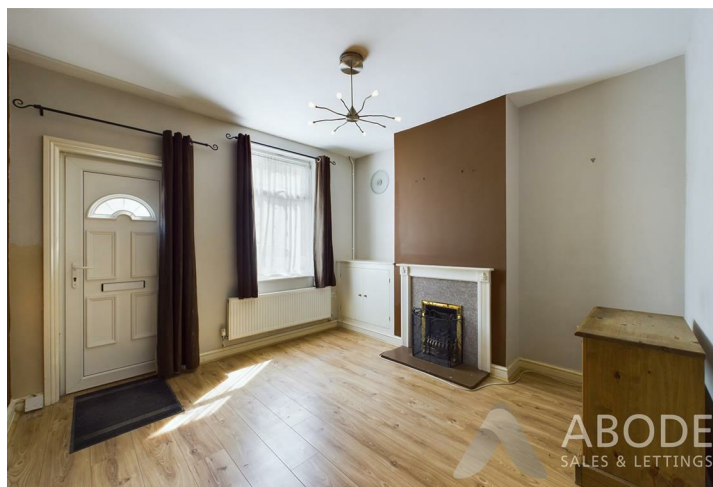








A traditional three bedroom terraced property, situated close to a range of local amenities and transport links. The property benefits from two reception rooms, good sized kitchen, three well proportioned bedrooms and an enclosed rear garden. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Living Room

With central heating radiator, fire place, double glazed window to the front elevation and a door leading to:

### Dining Room

With central heating radiator, double glazed window to the rear elevation, stairs rising to the first floor and an opening leading to:

### Kitchen

With a selection of matching wall and base units, having a roll edge preparation work surface, sink with mixer tap and drainer, space for fridge freezer and washing machine, wall mounted gas boiler, electric oven and electric four ring hob, central heating radiator, double glazed back door and a door leading to:

### Bathroom

With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, bath with electric shower over, central heating radiator and a double glazed window to the side elevation.

### First Floor Landing

With loft hatch and doors leading off to:

### Master Bedroom

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

### Bedroom Two



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

### Bedroom Three

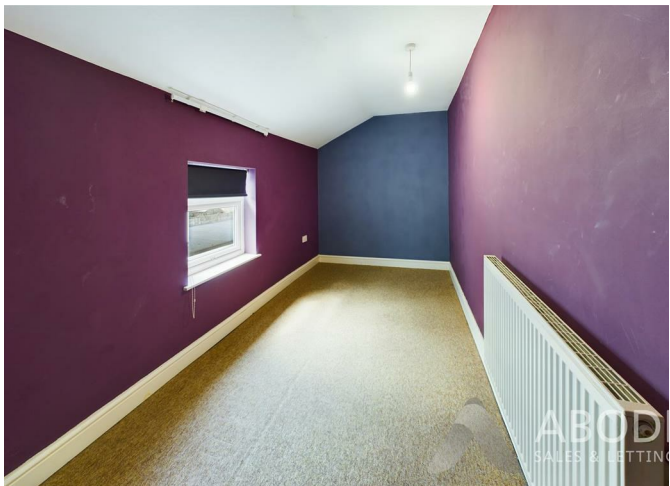
With central heating radiator, built in storage cupboard and a double glazed window to the rear elevation.

### Outside

The outside of the property to the rear elevation has an enclosed garden with brick built outbuilding useful for storage.





















Floor 0



Floor 1

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

74.76 m<sup>2</sup>

804.71 ft<sup>2</sup>

**Reduced headroom**

0.47 m<sup>2</sup>

5.06 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

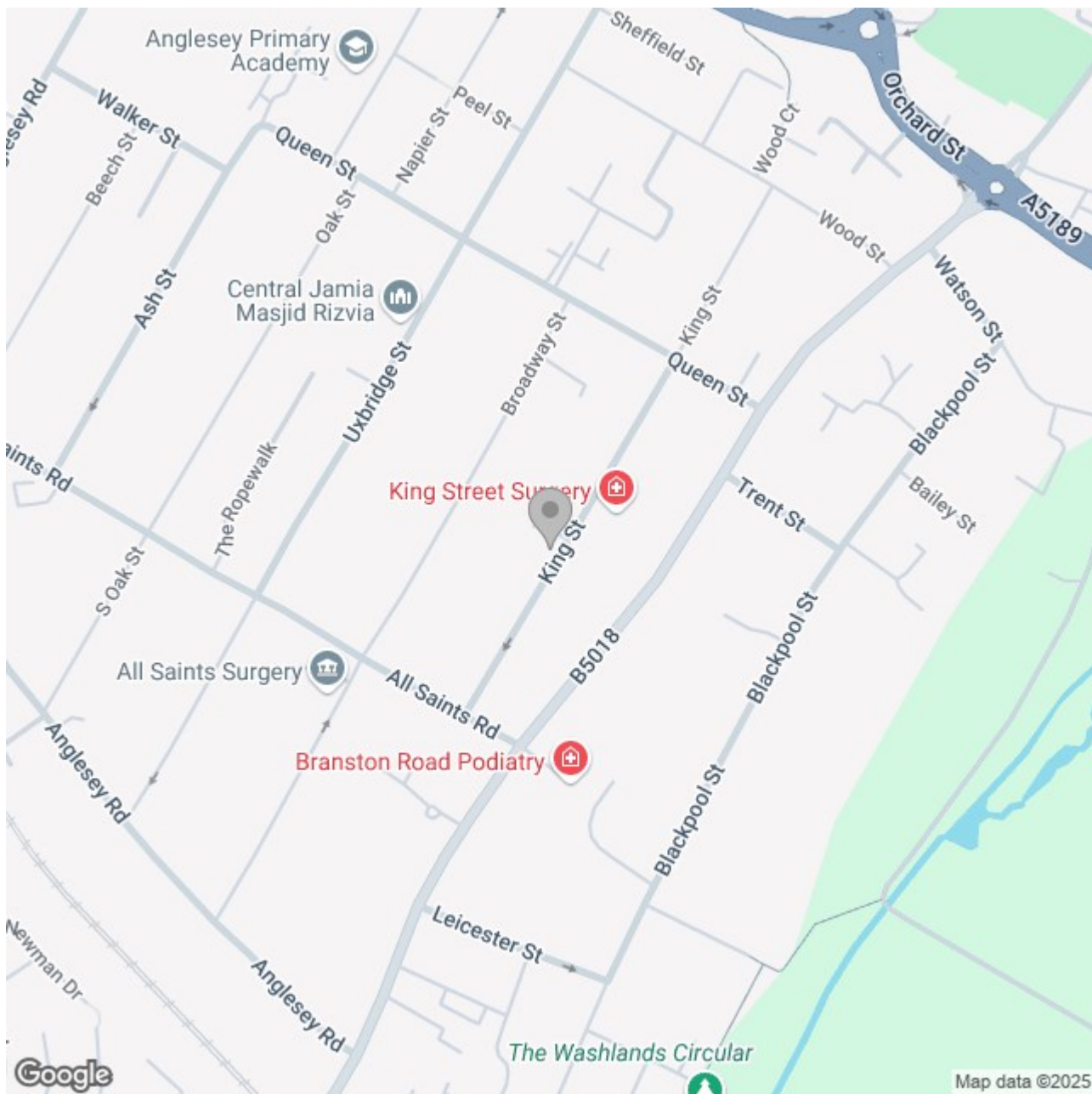
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**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 	