





A two bedroom townhouse, offered with NO UPWARD CHAIN, situated within a popular location having good access to a range of local amenities and transport links. The property benefits from a good sized lounge diner, two parking spaces and two well proportioned bedrooms. Viewing is strictly via appointment only through ABODE.



Description

Entrance hall

With door to front, radiator and archway to:

Kitchen

With UPVC double glazed window to front elevation, fitted kitchen with a range of eye and base level units and drawers, sink and drainer with mixer tap, tiled splashback, integrated oven hob and extractor fan, plumbing and appliance space for washing machine and fridge freezer. Wall mounted central heating boiler.

Living room

With UPVC French doors leading to the south facing rear garden, two radiators and stairs lead off to:

First floor landing

With loft access and built in storage cupboard, doors lead off to

Bedroom one

With UPVC double glazed window to rear elevation, radiator and built-in double wardrobe

Bedroom two

With UPVC double glazed window to front elevation, radiator and built-in single wardrobe

Family bathroom

With UPVC double glazed window to front elevation and radiator. Three piece white suite comprising of low-level WC, vanity wash hand basin, panelled bath with shower over and screen and tiled splashback

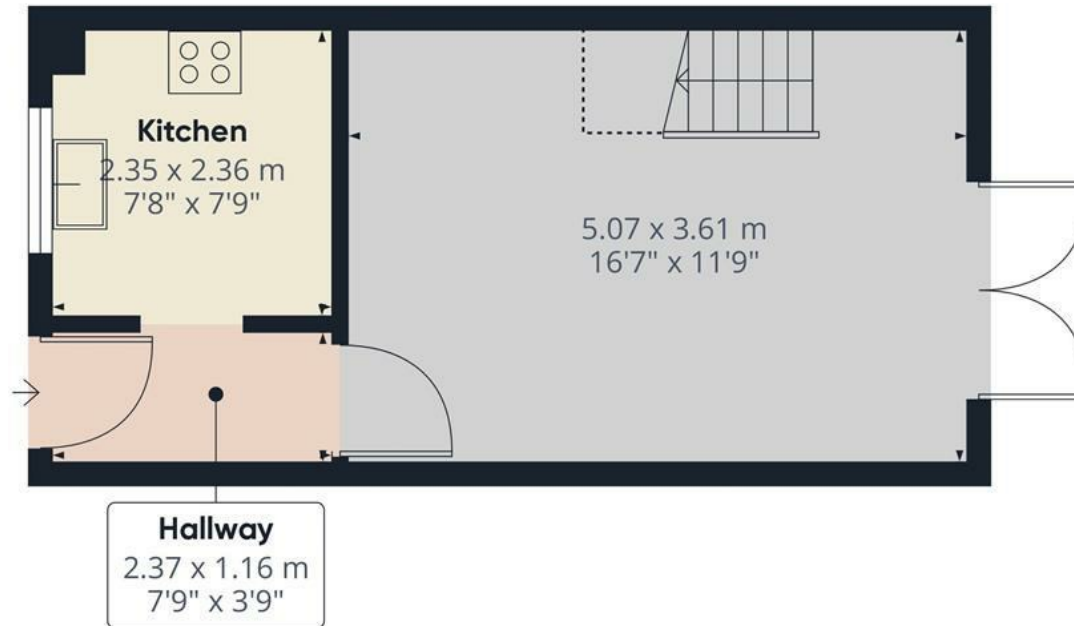


Outside

The home has the benefit of two allocated parking spaces and an enclosed south facing rear garden which is mainly laid to lawn with paved patio area and enclosed by timber fencing







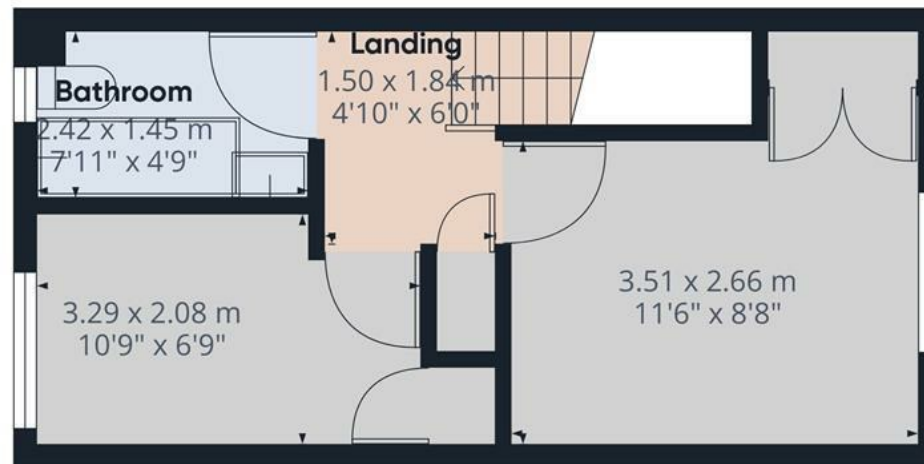
Floor 0

Approximate total area⁽¹⁾

50.84 m²
547.24 ft²

Reduced headroom

1.31 m²
14.1 ft²



Floor 1

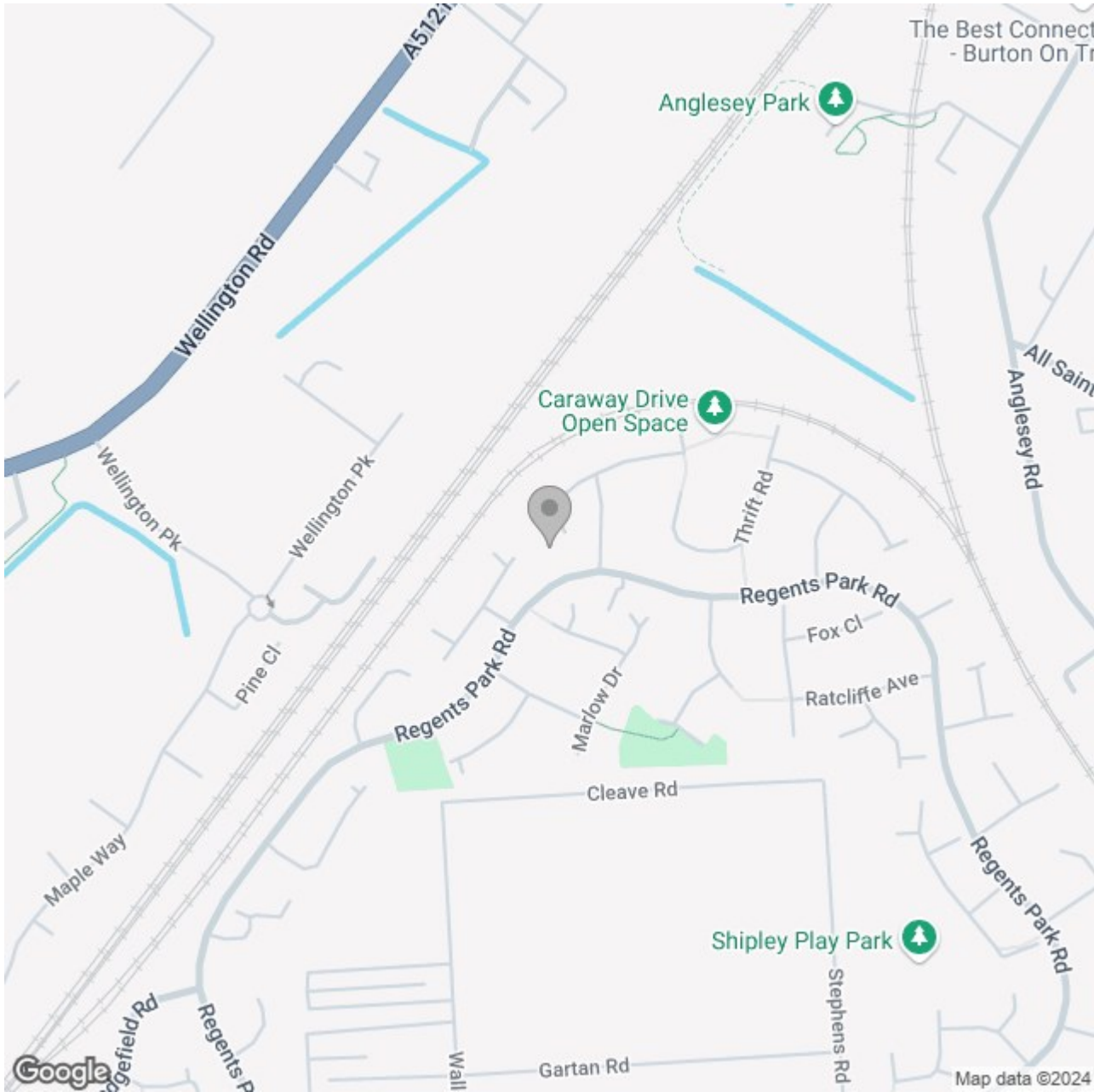
(1) Excluding balconies and terraces

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) A		92
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	