





**\*\* TWO BEDROOMS \*\* WELL MAINTAINED  
THROUGHOUT \*\* WALKING DISTANCE TO AMENITIES  
AND TOWN CENTRE \*\* DOUBLE GLAZING AND  
CENTRAL HEATING \*\***

This property is an excellent choice for first-time buyers or those looking to downsize. A viewing is highly recommended to truly appreciate the spacious bedrooms and the convenience of a downstairs W.C. and utility room.

Upon entering, a double-glazed front door opens into the porch, leading to a bright and generously sized living room. The kitchen, located at the rear of the property, features wall and base units, a cooker point, and a large understairs cupboard for additional storage. Adjacent to the kitchen is the downstairs W.C., which also includes plumbing for a washing machine. The rear porch, equipped with electrical outlets, is ideal for housing additional kitchen appliances.

Upstairs, the first floor boasts two double bedrooms. The master bedroom, positioned at the front, features high ceilings that create a bright and airy atmosphere. The second bedroom also benefits from high ceilings, a built-in cupboard, and ample space. The bathroom is elegantly designed and includes a W.C., basin, and a shower over the bath. The property retains several original features, enhancing its unique character and charm.



### Porch

With UPVC double glazed windows to both front and side elevations, UPVC double glazed front entry door, tiled floor throughout, coat hooks and internal door leading to:

### Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, electric and gas meter, TV aerial point, smoke alarm and internal opening leading to:

### Inner Hall

With staircase rising to the first floor landing, opening leading to:

### Kitchen

With a glazed window to the rear elevation, tiled flooring throughout, the kitchen features a range of matching base and eye-level storage cupboards and drawers with granite effect rolltop preparation work surfaces and complementary tiling to floor and wall coverings. A range of integrated appliances includes a one and a half stainless steel sink drainer with mixer tap, freestanding four ring electric hob with oven and grill, central heating radiator, useful under stairs storage cupboard. Internal door leading to:

### Cloaks/WC

With a frosted glazed window to the side elevation, tiled flooring throughout, central heating radiator, low-level WC with continental flush, wash hand basin with waterfall mixer tap, plumbing space for freestanding white goods and extractor fan.



### Rear Porch

With a UPVC double glazed window to rear and side elevations, UPVC double glazed door leading to the patio.

### Landing

With access to loft space via loft hatch, thermostat, smoke alarm, internal doors leading to:

### Bedroom One

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







### Bathroom

With a UPVC double glazed window to the rear elevation, useful built-in storage cupboards and central heating radiator.

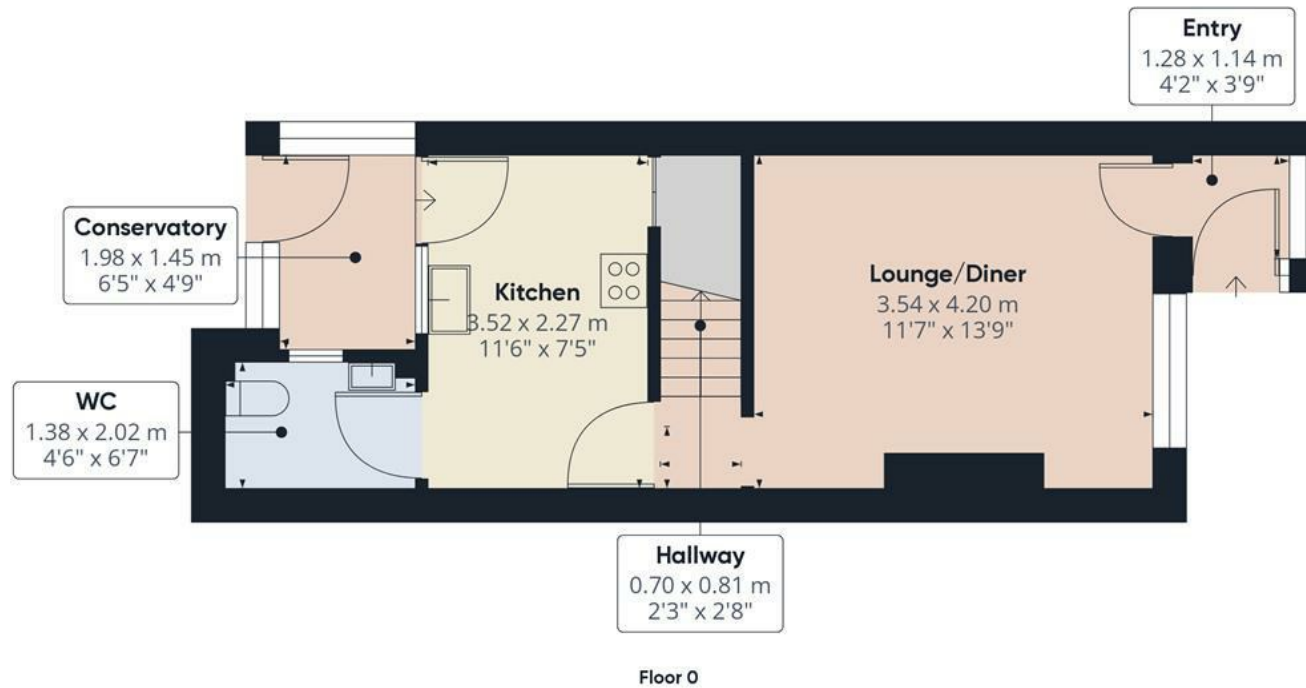
### Bathroom

Featuring a three-piece family bathroom suite comprising of low-level WC, bath unit with waterfall showerhead, glass screen and complementary tiling to wall coverings, pedestal wash hand basin with mixer tap and tiled splashback, central heating towel radiator and extractor fan.





ABODE  
SALES & LETTINGS



**Approximate total area<sup>(1)</sup>**  
55.59 m<sup>2</sup>  
598.37 ft<sup>2</sup>

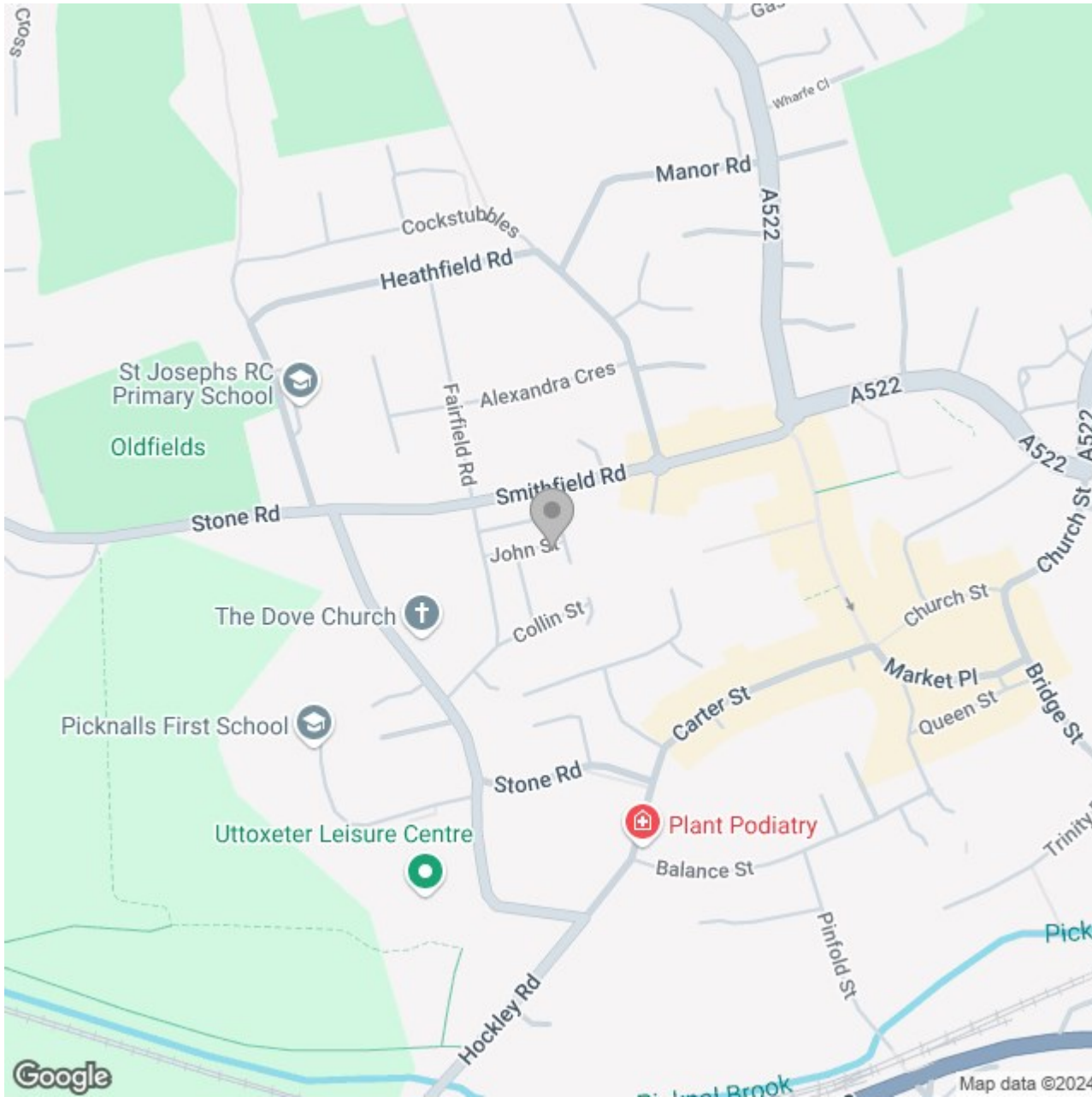


(1) Excluding balconies and terraces

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.

**GIRAFFE360**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>63</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	