





This well-presented three-bedroom townhouse offers spacious and versatile living accommodation across three floors, making it an excellent choice for a variety of buyers. The property features a generously sized living room, a well-appointed kitchen-diner, and three well-proportioned bedrooms. Outside, the enclosed rear garden provides a private outdoor space, while the convenience of both a carport and a garage ensures ample parking. Situated in a sought-after location, the home benefits from excellent transport links and easy access to a range of local amenities, making it a practical and appealing option for modern living.



## Accommodation

The accommodation is arranged over three floors, offering well-proportioned and versatile living space. Entering through the front door, the entrance hallway provides access to a utility room, a downstairs WC, and stairs rising to the first floor. The WC cloaks includes a low-level WC, wash hand basin, and central heating radiator. The utility room features a selection of base units, a sink with a mixer tap and drainer, space for a washing machine, a wall-mounted boiler, and a rear door leading to the garden. A double-glazed window to the side elevation allows natural light into the hallway.

On the first floor, the landing benefits from a double-glazed window to the front elevation and a central heating radiator. The spacious living room offers flexibility as a lounge-diner and features two central heating radiators and a set of double-glazed French doors opening onto a Juliet balcony. The well-appointed kitchen-diner is fitted with matching wall and base units, under-counter drawer units, a roll-edge preparation worktop, an electric oven, a gas hob with an extractor over, and a sink with a mixer tap and drainer. A double-glazed window to the front elevation enhances the natural light, while a central heating radiator ensures year-round comfort. Stairs rise from the landing to the second floor.

The second floor hosts three well-proportioned double bedrooms. The third bedroom includes a built-in wardrobe, a double-glazed window to the rear elevation, and a central heating radiator. The second bedroom also benefits from a double-glazed



window to the rear elevation and a central heating radiator. The family bathroom is fitted with a modern four-piece suite, comprising a bath, separate shower cubicle with a gravity shower over, wash hand basin, low-level WC, and partially tiled walls, complemented by a central heating radiator.

The master bedroom is a generously sized double room with a built-in wardrobe, a central heating radiator, and a double-glazed window to the front elevation. It also benefits from an en-suite shower room, which includes a







three-piece suite with a shower cubicle featuring a gravity shower and tiled splashbacks, a wash hand basin with mixer tap and vanity unit below, a low-level WC, and a double-glazed window to the front elevation.



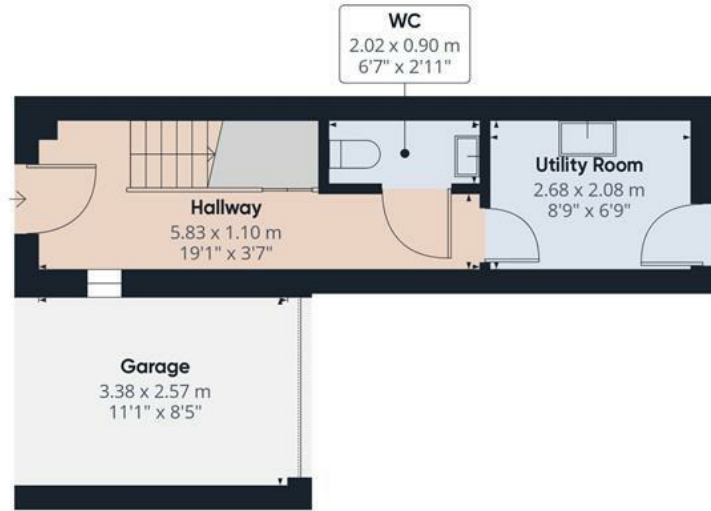








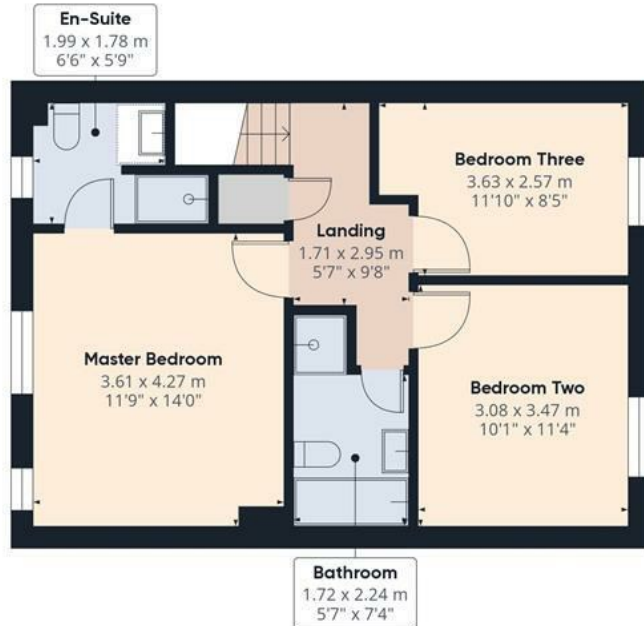




Floor 0



Floor 1



Floor 2

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

123.61 m<sup>2</sup>

1330.52 ft<sup>2</sup>

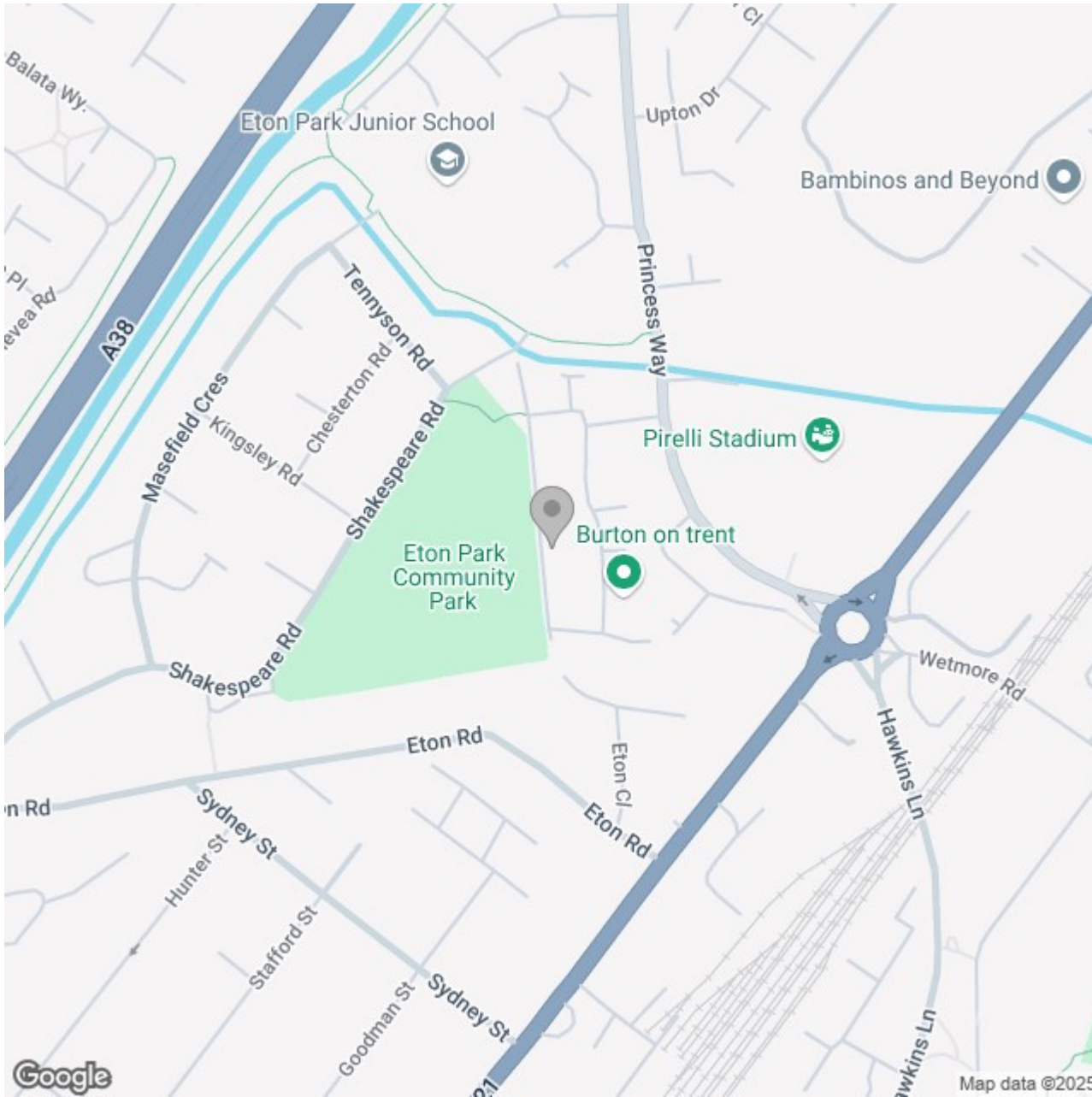
(1) Excluding balconies and terraces

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>		<b>93</b>
(81-91) <b>B</b>	<b>83</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	