





Situated in a town centre location, this three-bedroom end-of-terrace property offers a perfect balance of traditional character and modern convenience. Featuring two spacious reception rooms, the home provides versatile living space suited to a variety of lifestyles. The three well-proportioned bedrooms ensure comfortable accommodation, while gas central heating and double glazing throughout. Outside, the enclosed rear garden offers a private space, complemented by a garage providing parking. With excellent access to local amenities and transport links, this home is an excellent opportunity. Viewing is highly recommended to fully appreciate all it has to offer.



Accommodation

Ground Floor

The property welcomes you through a UPVC front entrance door into the living room, featuring a double-glazed window to the front elevation, a central heating radiator, and a fireplace. An open-plan design seamlessly leads into the dining room, which benefits from a central heating radiator, an under stairs storage cupboard, and a staircase rising to the first floor. A door from the dining area leads through to the kitchen, which is well-appointed with a selection of matching wall and base units, a roll-edge preparation work surface, a sink with a mixer tap, and a central heating radiator. Natural light floods the space through a double-glazed window to the rear elevation, while a double-glazed door provides direct access to the enclosed garden. Off the kitchen, a door leads to the family bathroom, which is fitted with a three-piece suite comprising a bath with a mixer tap and handheld shower attachment, a low-level WC, and a wash hand basin. The bathroom is complemented by tiled splash backs and a central heating radiator.

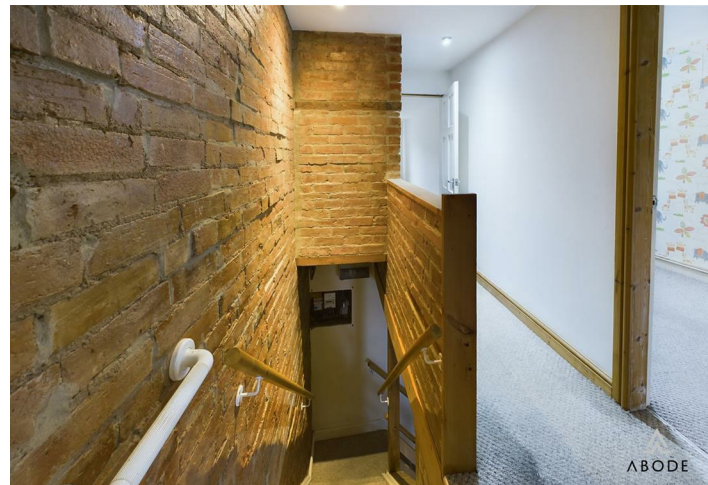
First Floor

Stairs rise to the landing, which features a central heating radiator, a loft hatch, and doors leading to the three well-proportioned bedrooms. The master bedroom enjoys a double-glazed window to the front elevation, a built-in wardrobe, recessed spotlighting, and a central heating radiator. The second bedroom is a bright with a double-glazed window overlooking the rear elevation and a central heating radiator. The third bedroom, also positioned to the rear, benefits from a central

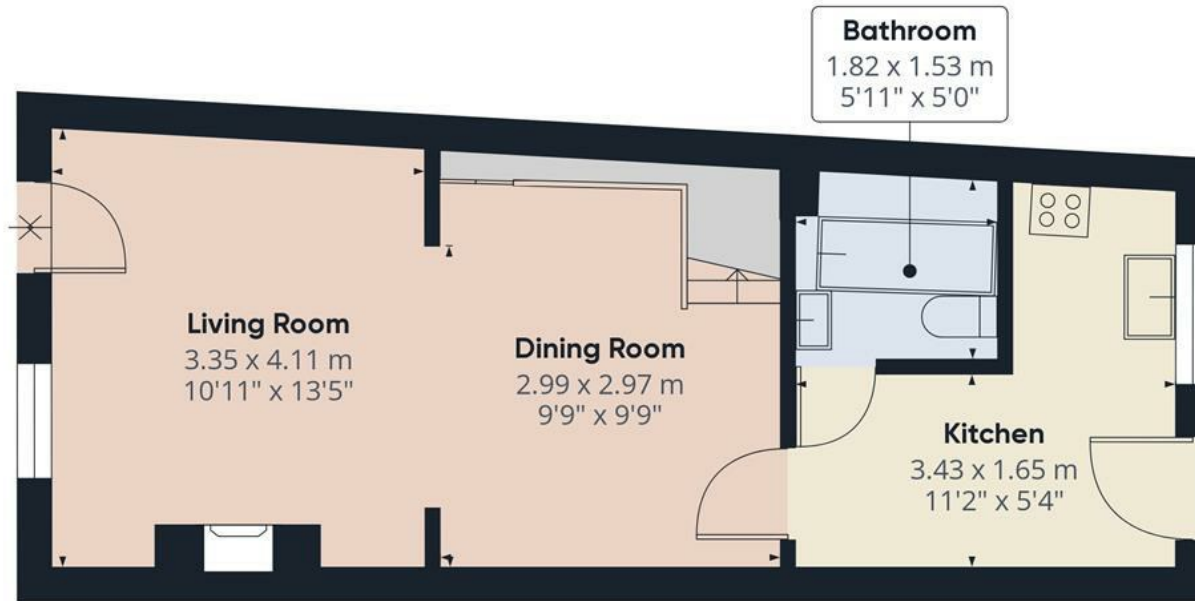


heating radiator and a double-glazed window with views over the garden.









Floor 0



Floor 1

Approximate total area⁽¹⁾

65.19 m²

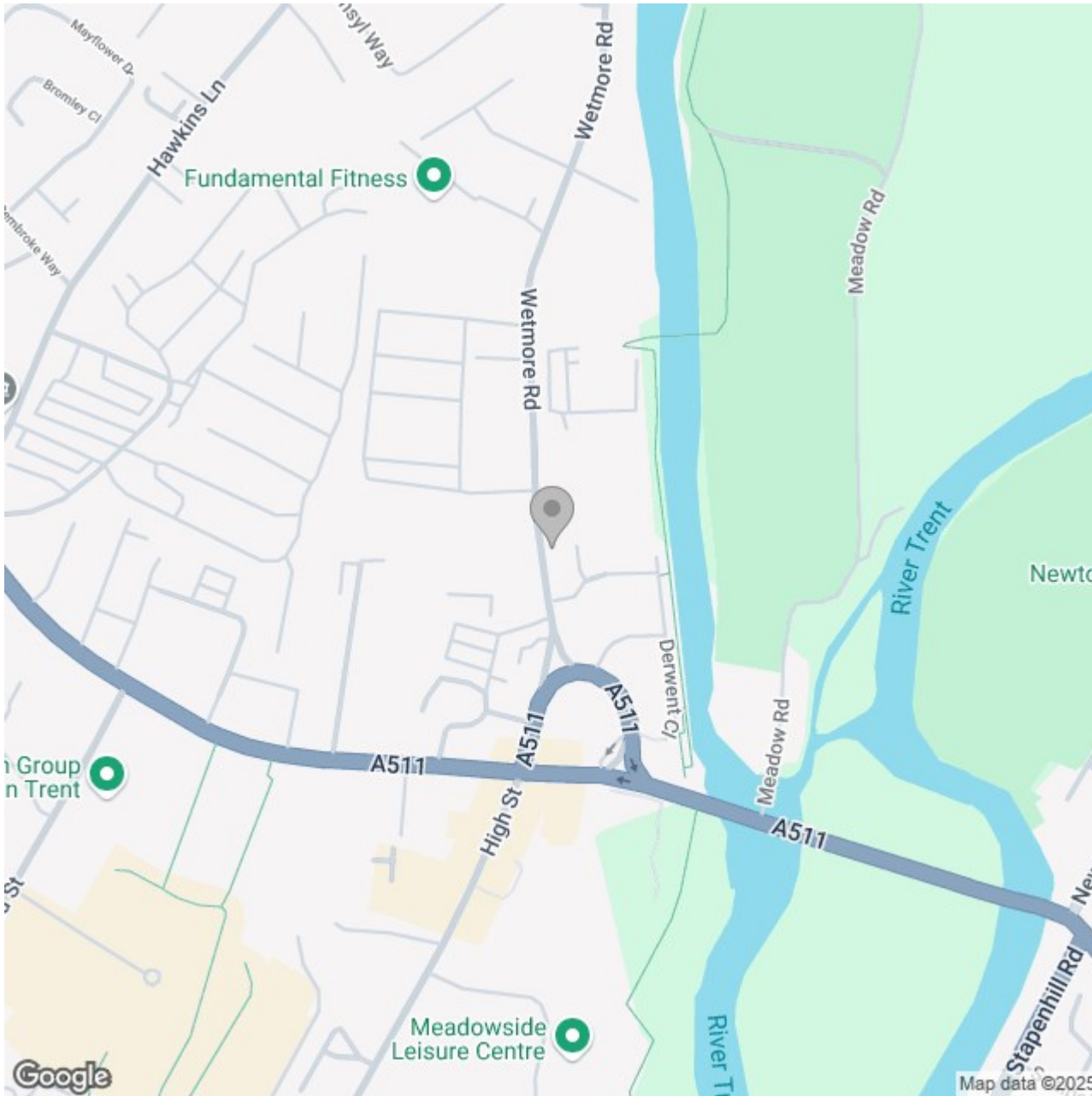
701.69 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	