





**\*\* TWO BEDROOMS \*\* TRADITIONAL  
VICTORIAN TERRACE \*\* GAS CENTRAL  
HEATING \*\* UPVC DOUBLE GLAZING \*\*  
GARAGE TO REAR \*\***

A traditional Victorian two bedroom mid terrace property, located within walking distance to the town centre.

Having the benefit of being uPVC double glazed and gas centrally heated.

In brief, the property comprises living room, dining room, kitchen, bathroom and two bedrooms. To the rear there is a courtyard with rear entry and access to the detached garage.

Viewings are strictly by appointment only. Contact ABODE Estate Agents to arrange an internal inspection.



## Lounge

With a UPVC double glazed box bay window to the front elevation, central heating radiator, laminate flooring throughout, meter cupboard housing the electrical consumer unit, TV aerial point, telephone point, and electric meter, a useful under stairs storage cupboard, internal door leading to:

## Dining Room

With laminate flooring throughout, a UPVC double glazed window to the rear elevation, central heating radiator, thermostat, opening leading to:

## Kitchen

With a UPVC double glazed window to the side elevation, a UPVC double glazed frosted rear entry door, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces and tiling surrounding, oven/grill, four ring stainless steel gas hob with matching extractor hood, integrated fridge and freezer, stainless steel sink and drainer with mixer tap, tiled flooring throughout, smoke alarm, carbon monoxide detector, smoke alarm, in housing is the central heating combination boiler, plumbing space for under counter white goods, internal door leading to:

## Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC with continental flush, wash hand basin with mixer tap, bath unit with shower over and glass screen and tiling to both floor and wall coverings, chrome heated towel radiator, extractor fan and spot lighting to ceiling.



## Landing

With smoke alarm and internal door entries leading to:

## Bedroom One

With a UPVC double glazed window to the rear elevation, access to loft space via loft hatch, TV aerial point and central heating radiator

## Bedroom Two

With a UPVC double glazed window to the front elevation, TV aerial points and central heating radiator.

## Outside





A patio to rear with useful outbuilding. Gated entry leads to a shared access and a detached garage at the rear.

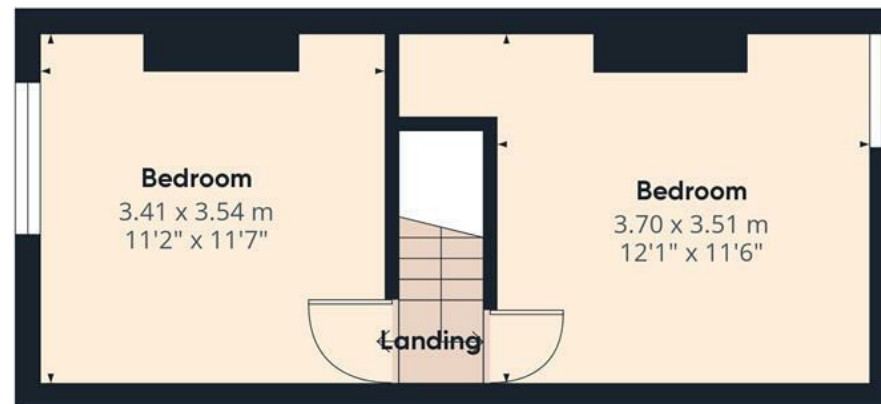


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Floor 0

Approximate total area<sup>(1)</sup>  
63.72 m<sup>2</sup>  
685.88 ft<sup>2</sup>



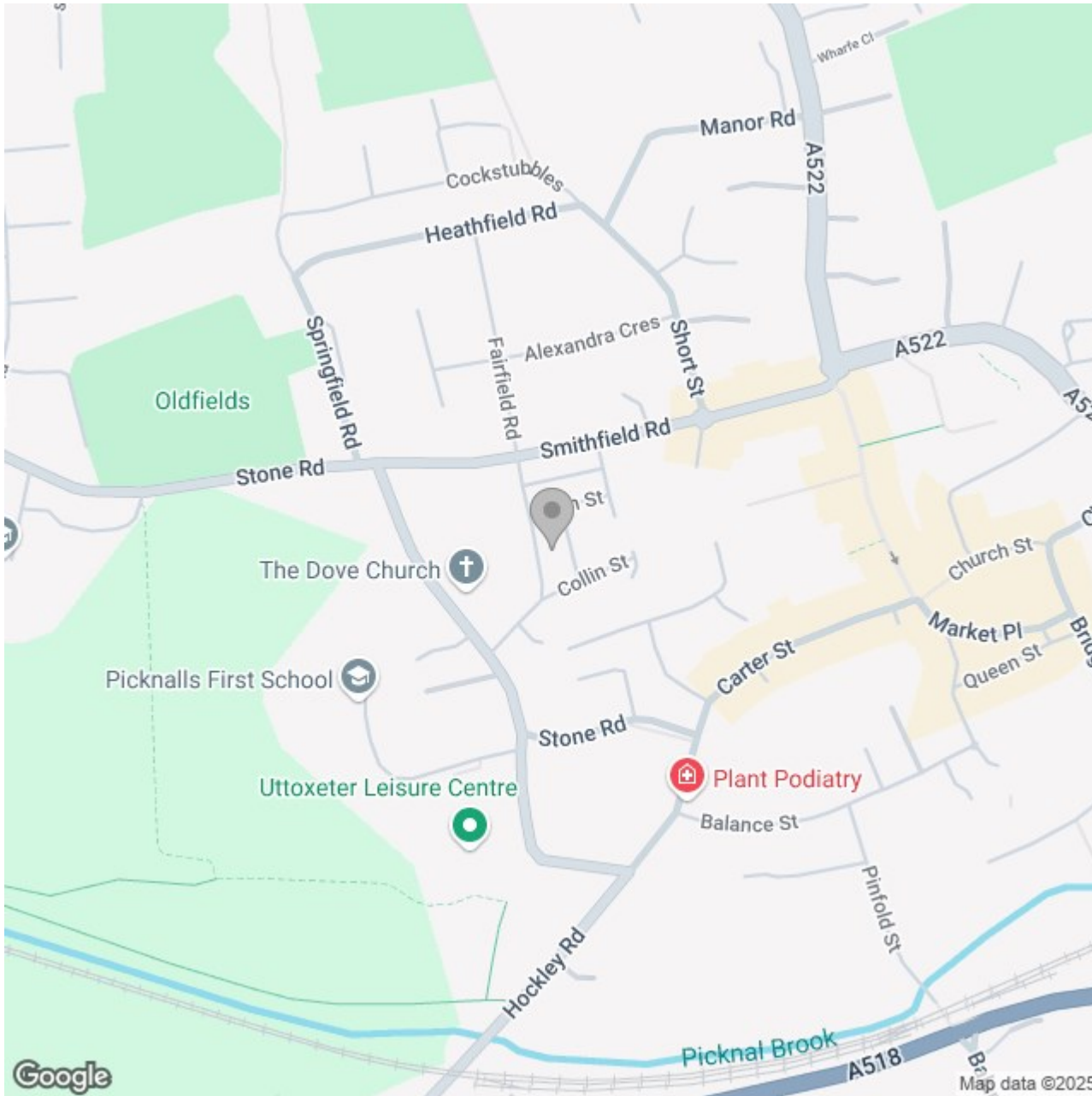
Floor 1

(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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	