





**** PERFECT FIRST TIME BUY
OR INVESTMENT HOME ****
OFFERED FOR SALE WITH NO
UPWARD CHAIN **** Well
presented property benefitting
from Upvc double glazed
windows and a gas heating
system. In brief the property
offers a lounge, dining room
and fitted kitchen, two first
floor bedrooms and a shower
room. Rear garden with
outbuilding. The property is
located close to town offering a
full range of amenities and an
excellent bus route. INTERNAL
VIEWING HIGHLY
RECOMMENDED



LOUNGE

Entrance door into the lounge with a radiator, fitted unit with cupboards and shelving, meter cupboard and a feature fireplace.

DINING ROOM

Upvc double glazed window, radiator, under stairs storage cupboard, fitted unit with cupboards and shelving, stairs to the first floor and open through to the kitchen.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and space for a washing machine, further appliance spaces, radiator, upvc double glazed window and door to the garden.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM 1

Fitted wardrobes, upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window and radiator.

SHOWER ROOM

Walk-in shower, low flush wc, wash hand basin, chrome heated towel radiator, central heating boiler and upvc double glazed window.

OUTSIDE

The rear garden offers a paved garden and an outbuilding with power. Side shared and gated access.







Approximate total area⁽¹⁾

30.07 m²

323.67 ft²

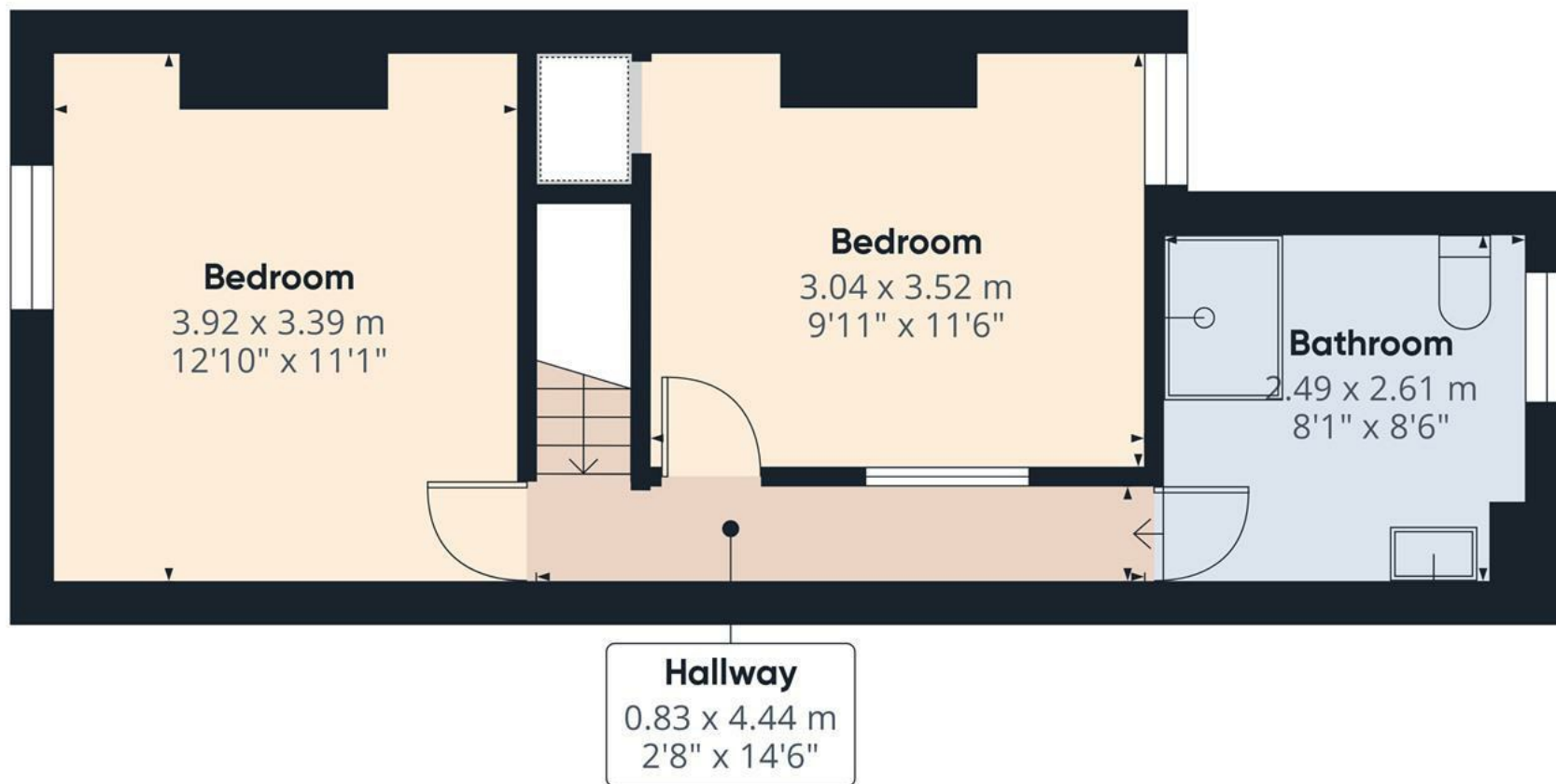
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾
33.32 m²
358.66 ft²

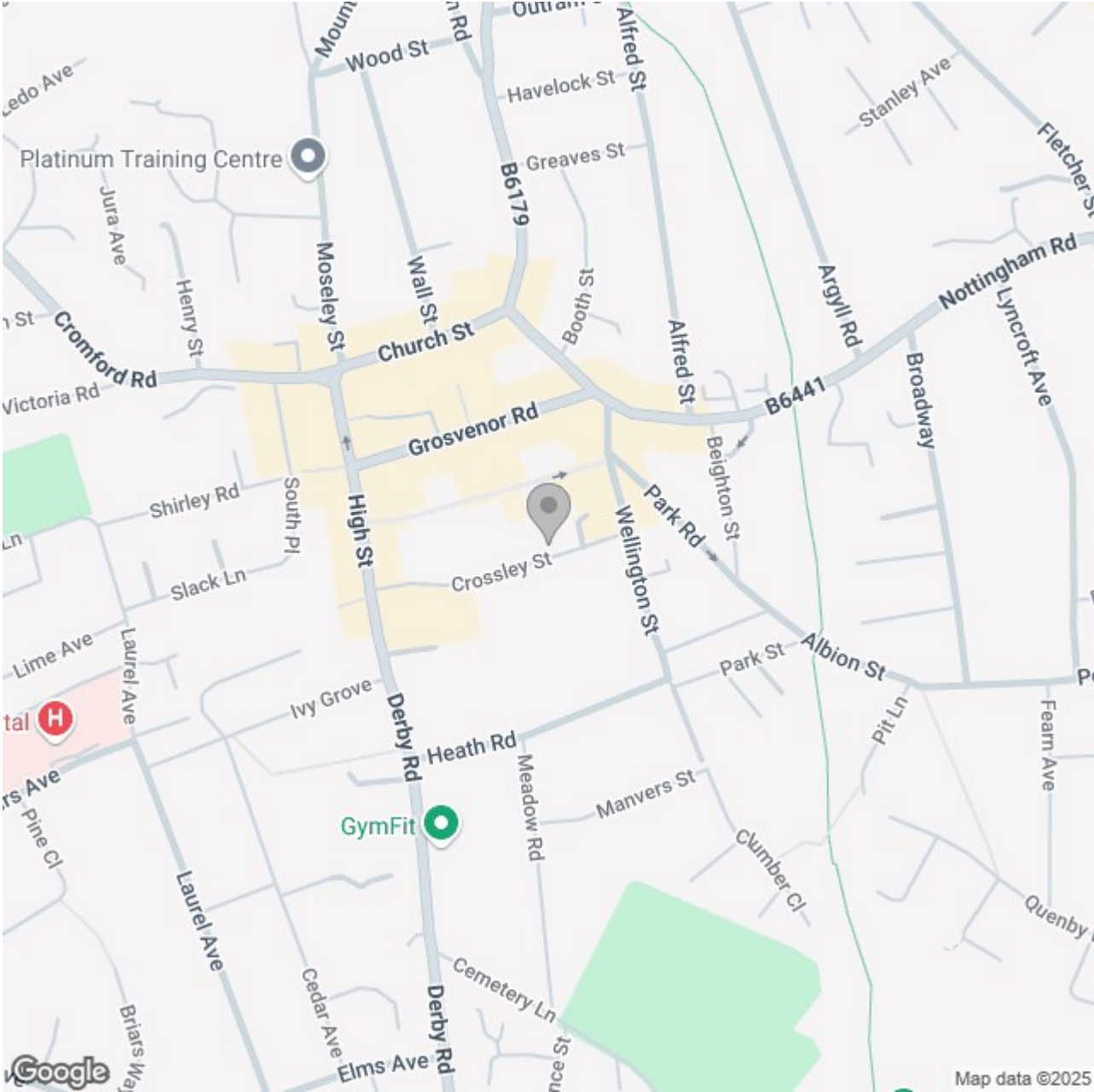
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	66	
(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