







Offered to the market with no upward chain, this spacious three-bedroom home presents a fantastic opportunity for any discerning buyer looking to create their own personalised home. Benefitting from UPVC double glazing throughout, the property boasts a well-proportioned layout comprising a welcoming hallway, ground floor WC, spacious lounge diner with feature gas fireplace, and a fitted kitchen with ample storage and appliance space.

To the first floor are three well-sized bedrooms and a family bathroom with a three-piece suite. The property sits on a generous plot, with an expansive rear garden featuring enclosed timber fence panelling with concrete posts, a concrete patio seating area, and a directly south-facing aspect, ideal for outdoor entertaining and enjoying the sunshine.

With an abundance of potential both inside and out, this property offers an exciting canvas to tailor and transform into a long-term family home.

N.b A portion of the garden may be eligible for possessory title after a defined period of continued ownership and maintenance. Buyers are advised to contact the selling agents and seek legal advice for full details regarding the current title status and the process involved.



### Hallway

A welcoming entrance hallway accessed via a UPVC double glazed front door, featuring a staircase rising to the first floor landing. There is a useful under-stairs storage space, an electric storage heater, and a smoke alarm.

### W.C.

Conveniently located on the ground floor, the cloakroom comprises a low-level WC and a UPVC double glazed frosted window to the side elevation.

### Lounge/Diner

A spacious and light-filled reception area with a UPVC double glazed window overlooking the rear elevation. The focal point of the room is the gas fireplace, complemented by a TV aerial point and a generous under-stairs storage cupboard.

### Kitchen

The kitchen is fitted with a selection of matching base and eye-level storage units and drawers, set beneath wood block effect roll-top preparation surfaces. A stainless steel sink and drainer is positioned beneath a UPVC double glazed window to the rear elevation. There is ample space for both freestanding and under-counter appliances.

### Landing

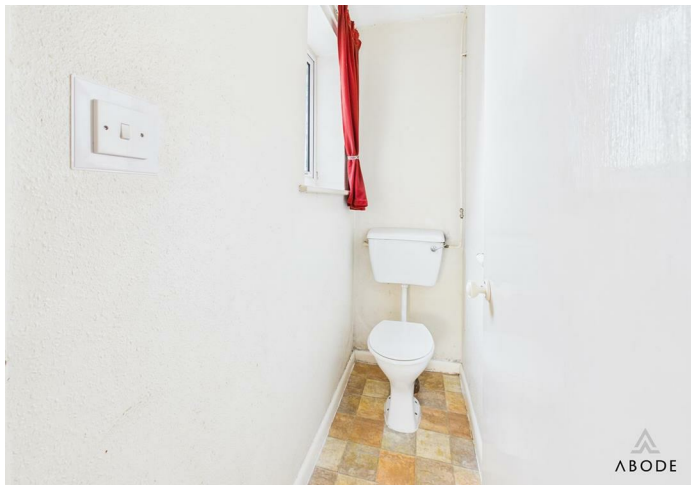
With a UPVC double glazed window to the front elevation, electric storage heater, and access to the loft space via hatch. Internal doors lead to:

### Bedroom One

A well-proportioned double bedroom with a UPVC double glazed window to the front elevation.









### Bedroom Two

A good-sized room with a UPVC double glazed window offering views to the rear elevation.

### Bedroom Three

A bright bedroom, also benefitting from a UPVC double glazed window to the rear.

### Family Bathroom

Fitted with a three-piece suite comprising a low-level WC, wash hand basin, and bath unit with shower over. Finished with tiling to wall coverings and a UPVC double glazed frosted window to the side elevation.













Floor 0



Floor 1



**Approximate total area**

68.32 m<sup>2</sup>  
735.4 ft<sup>2</sup>

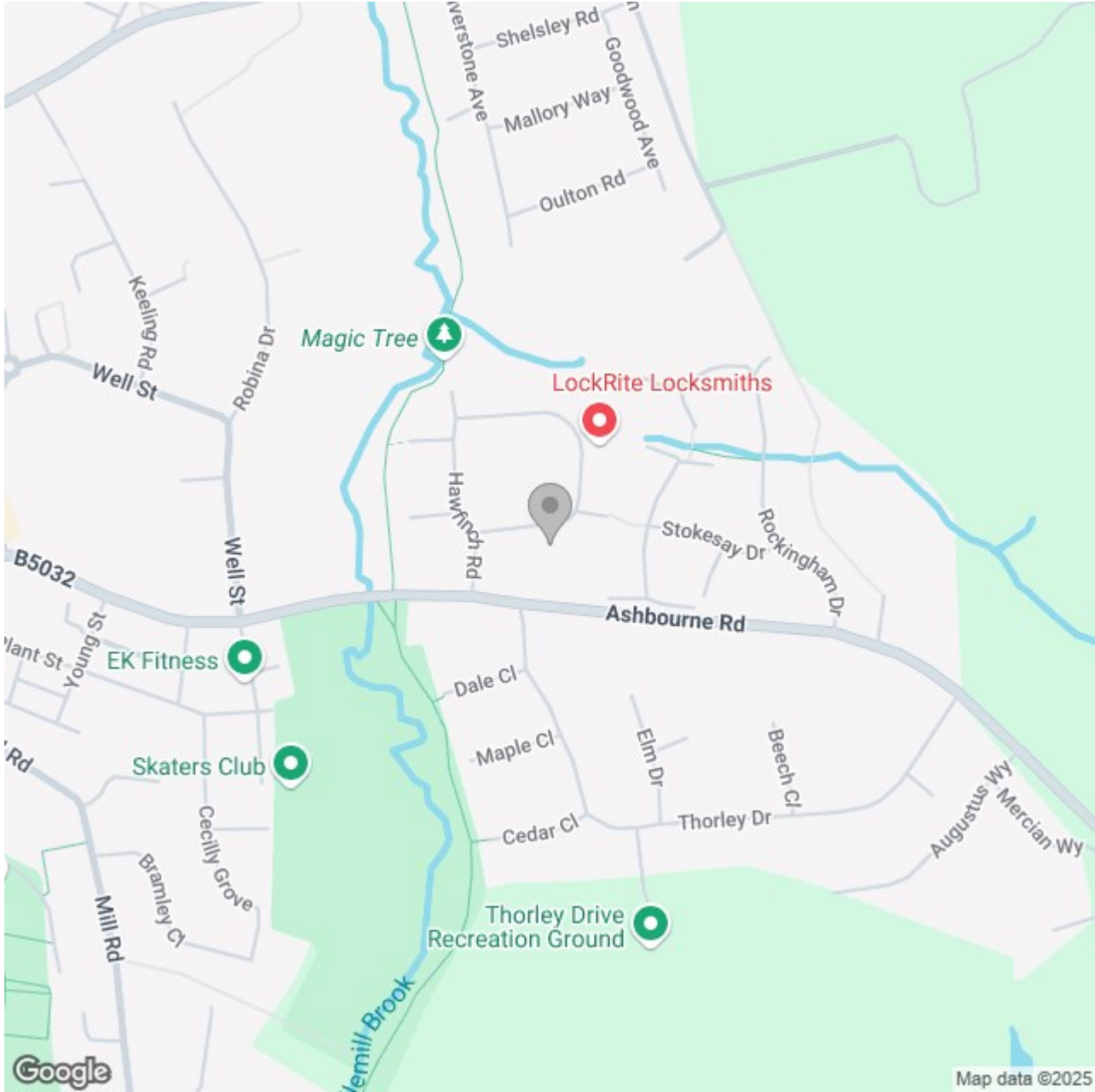
(1) Excluding balconies and terraces

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) A		
(81-91) B		
(69-80) C		
(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 	