





A two-bedroom terraced property offering well-arranged accommodation across two floors, featuring a living room, kitchen, ground floor bathroom, and two bedrooms, with traditional features such as exposed ceiling beams and a fireplace, and a rear courtyard.



Accommodation

Ground Floor

The property leads into a welcoming living room with exposed timber ceiling beams adding character to the space. There is a fireplace with a timber mantle set on a brick hearth, with built-in shelving and cupboards to either side providing display and storage options. A front-facing window allows for natural light, and there is space for sofa seating and a TV area.

Moving through to the kitchen, which also features exposed ceiling beams, there is a range of fitted wooden wall and base units with black work surfaces, a freestanding cooker, integrated sink, space and plumbing for a washing machine, and additional storage cupboards. There is space for under-counter appliances and a window providing light over the sink area.

Beyond the kitchen is a rear hallway providing access to the outside and leading into the ground floor bathroom, which is fitted with a shower enclosure with a rainfall-style shower head, wash hand basin, and WC, with tiled walls and a frosted window for privacy while allowing in natural light.

First Floor

Stairs rise to a landing leading to two bedrooms. The main bedroom is a double with a front-facing window, space for freestanding wardrobes, and additional furniture, while retaining a neutral décor



to allow for personalisation. The second bedroom overlooks the rear and offers space for a single bed or could be utilised as a dressing room or home office, depending on requirements.

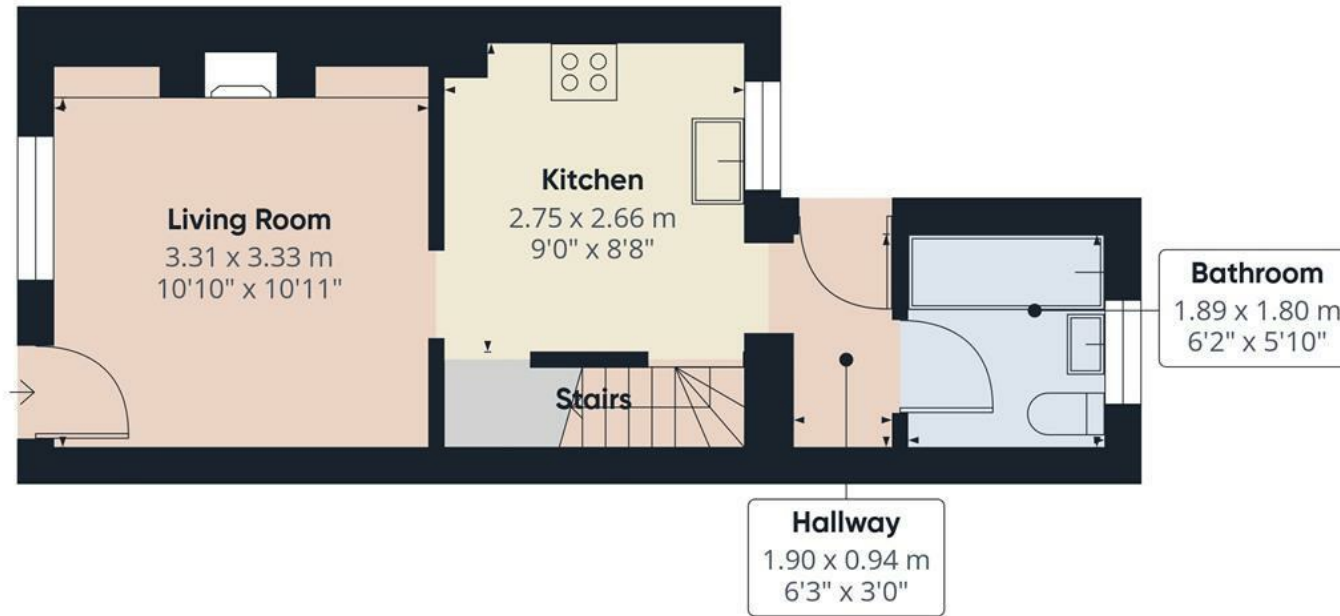
Outside

To the rear, there is a courtyard-style garden area providing outdoor space for seating or pot planting, with a brick boundary providing definition to the area and pedestrian access.

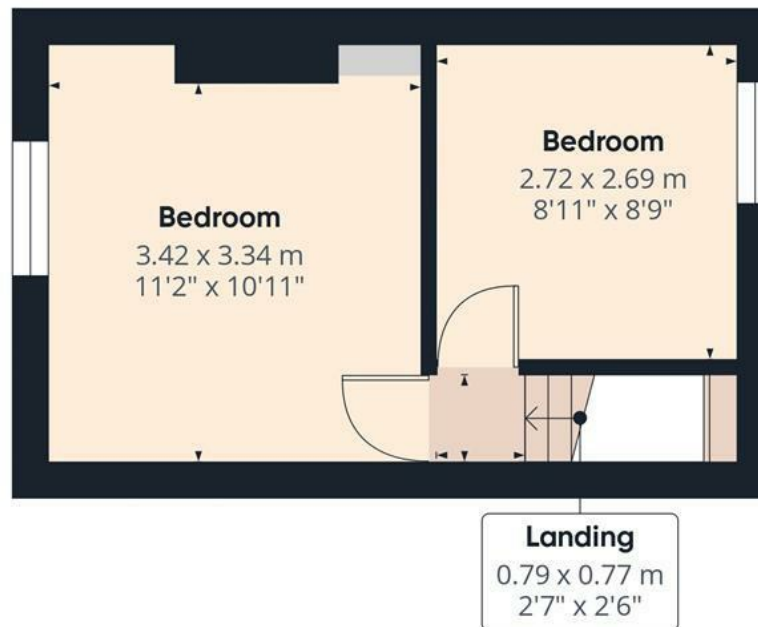








Floor 0



Floor 1

Approximate total area⁽¹⁾

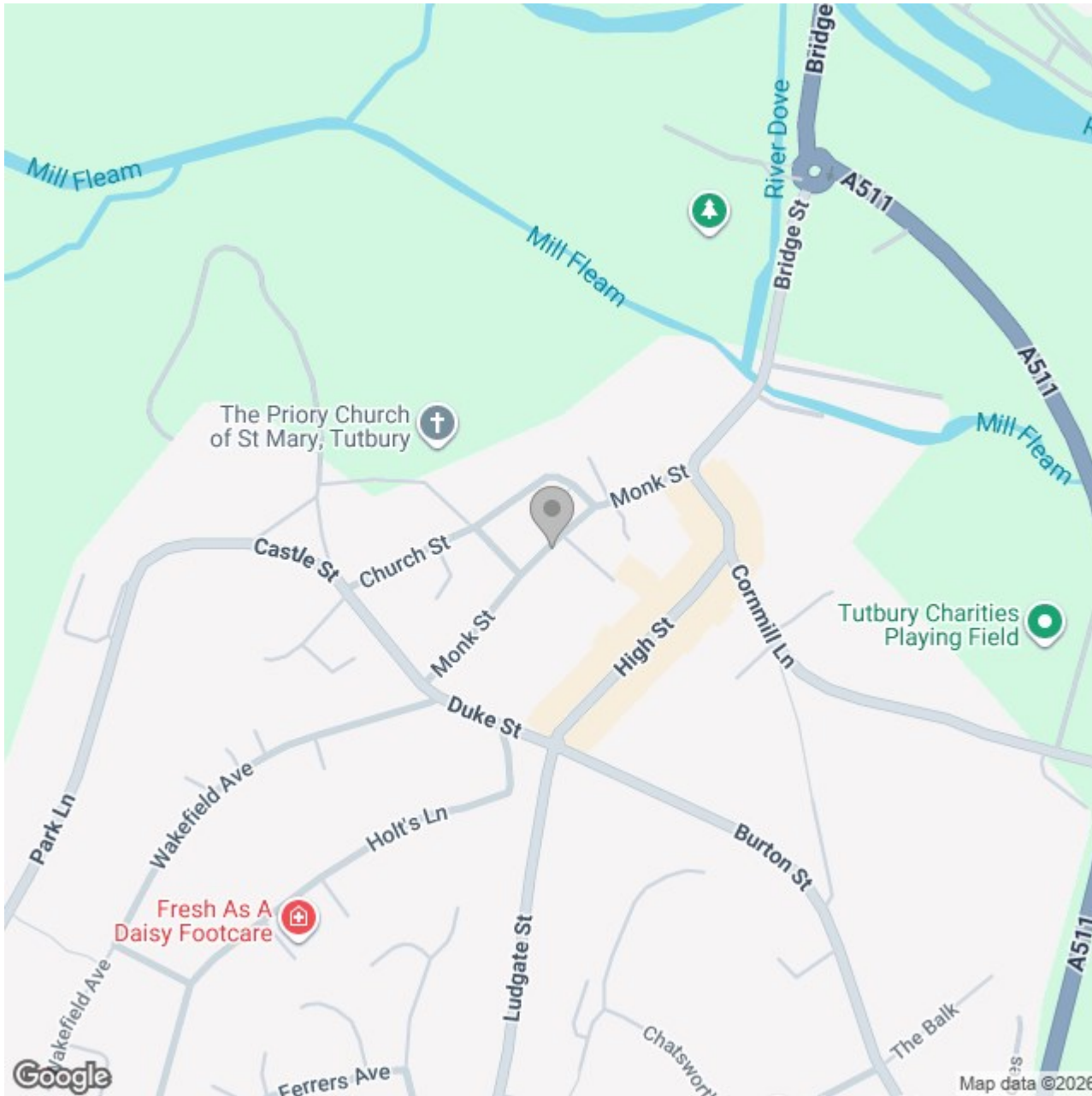
46.7 m²

504 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	