





This charming two-bedroom end-terraced cottage provides spacious and inviting accommodation, complemented by ample outdoor space. Set within a convenient location close to local amenities and transport links, this home combines traditional character with practical living.



## Accommodation

### Ground Floor

Upon entry, you are welcomed into a comfortable living room highlighted by a feature fireplace. The ground floor flows seamlessly into an expansive sitting room offering versatile space for both dining and leisure, enhanced by double French doors that lead directly to the rear garden. The kitchen breakfast room is bright and practical, featuring fitted wall and base units, integrated appliances, and plenty of space for additional appliances. Large windows and a door to the garden ensure this space is filled with natural light.

### First Floor

The first floor comprises two generously sized bedrooms, both with large double-glazed windows providing ample natural light and pleasant outlooks. A spacious and modern family bathroom completes this floor, featuring a three-piece suite with a bathtub and overhead shower, low-level WC, washbasin, and additional storage.

### Outside

Externally the rear garden is thoughtfully landscaped, featuring low-maintenance artificial turf, a gravelled seating area perfect for entertaining, and a timber decking area. Enclosed by fencing and brick walls, the garden provides a secure and private outdoor space ideal for relaxation or family activities.



















Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

83.2 m<sup>2</sup>

896 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

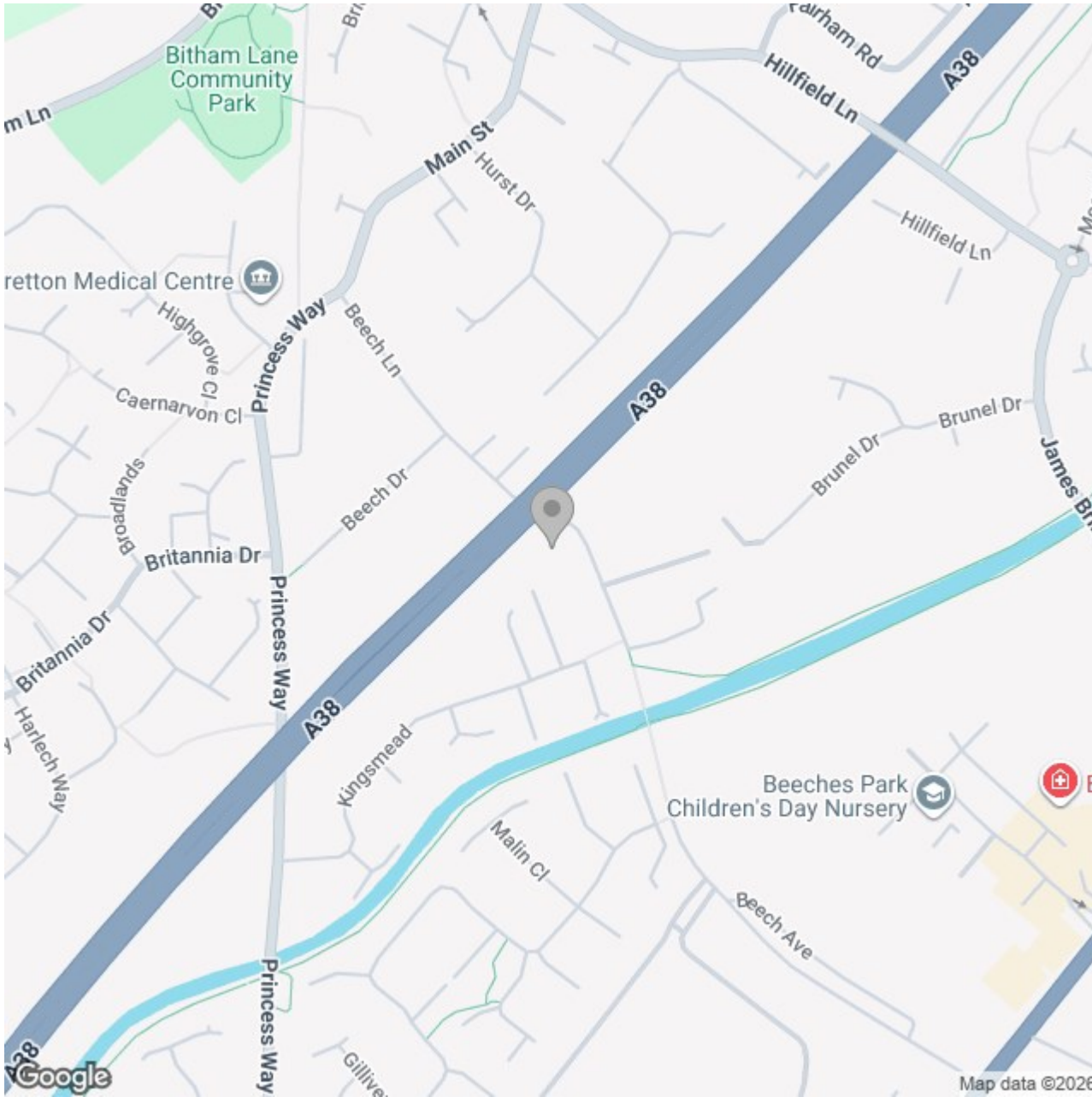
Reduced headroom

----- Below 1.5 m/5 ft

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	