





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.







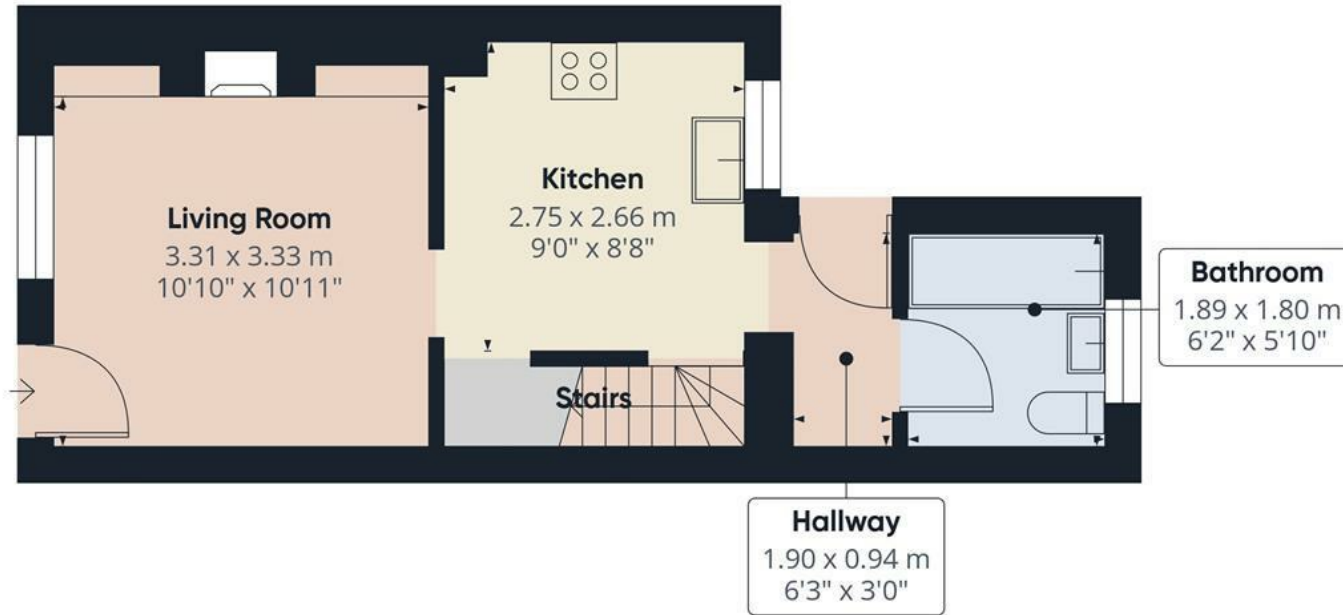




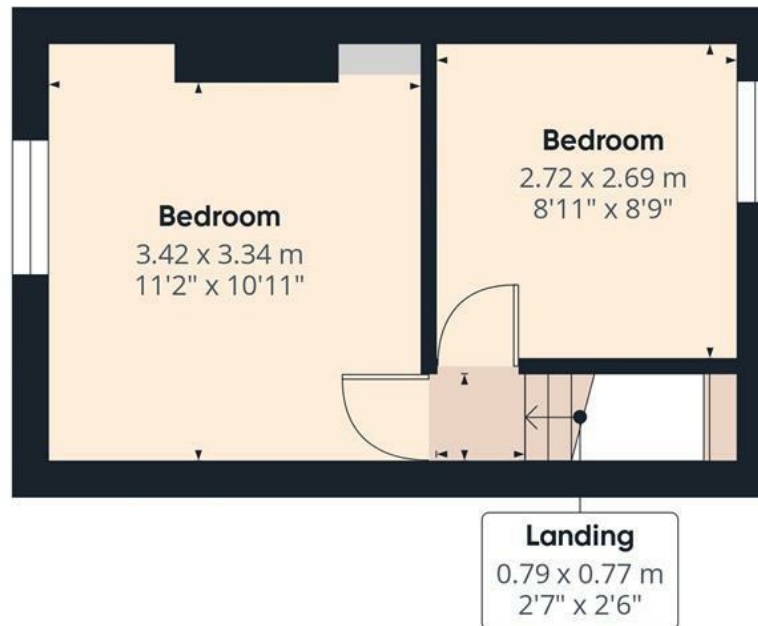








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

46.7 m<sup>2</sup>

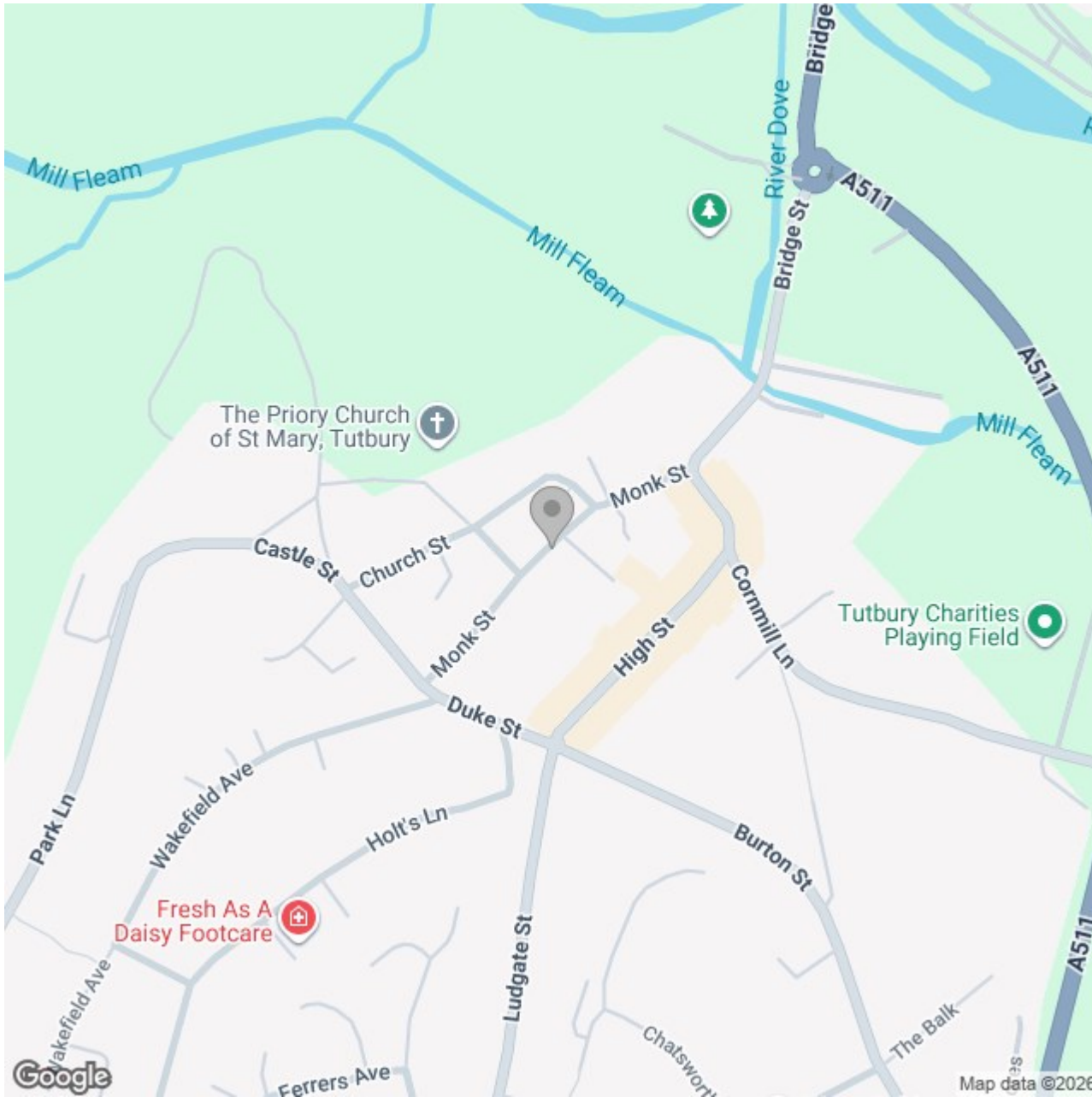
504 ft<sup>2</sup>

(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.

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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>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>55</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	