



**\*\*NO UPWARD CHAIN\*\***

This well-presented three-bedroom mid-terraced home offers an ideal opportunity for first-time buyers or families looking for a property in a convenient and popular residential location. The home benefits from a modern interior, a spacious living and dining area, a fitted kitchen, three bedrooms, and a family bathroom. Externally, there is off-street parking to the front and an enclosed garden to the rear, providing an excellent balance of comfort and practicality.



## Accommodation

### Ground Floor

The property is entered through a front entrance door into a welcoming hallway, with doors leading to the ground floor accommodation and stairs rising to the first floor. To the front aspect, there is a fitted kitchen offering a range of wall and base units with preparation surfaces, an integrated oven with gas hob and extractor, sink with mixer tap, and space for appliances. Adjacent to the kitchen is a WC cloakroom comprising a low-level WC and wash hand basin. To the rear, the home features a generous open-plan living and dining area with space for both lounge and dining furniture. The room is light and airy with French doors opening directly out to the rear garden, making it a sociable space ideal for entertaining.

### First Floor

The landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is a good-sized double room located to the rear aspect, offering ample space for bedroom furnishings. The second bedroom is also a double, positioned to the front of the property, while the third bedroom is a generous single. The family bathroom comprises a three-piece suite with a panelled bath with shower over, wash hand basin, and low-level WC.

### Outside

To the front elevation, the property benefits from

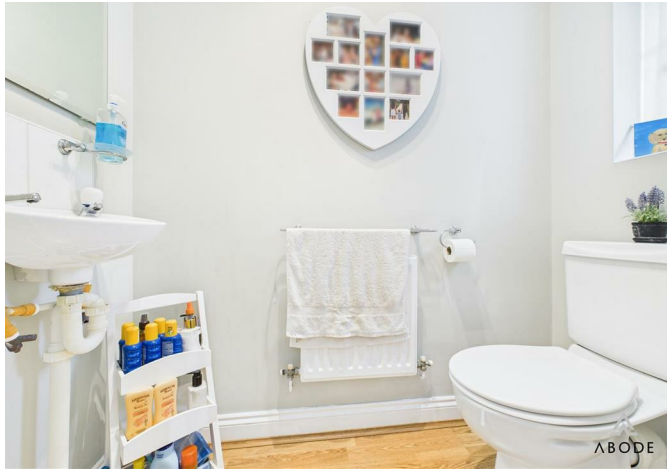


off-street parking directly outside. The rear garden is enclosed with timber fencing and is mainly laid to lawn with a patio seating area adjacent to the property, ideal for outdoor dining and entertaining. The garden is complemented by planted borders and a rear access gate.



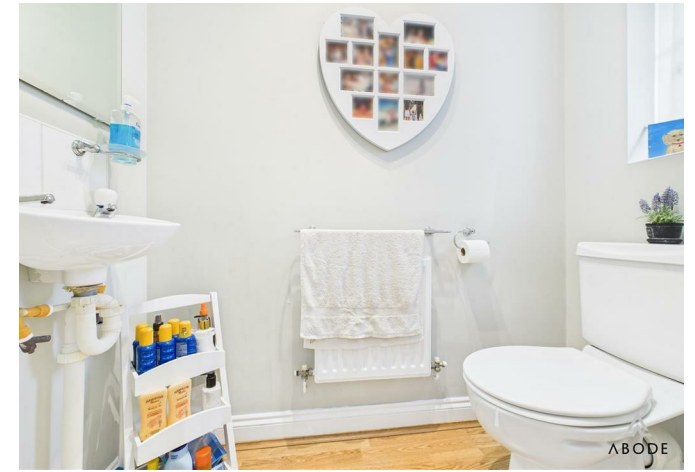


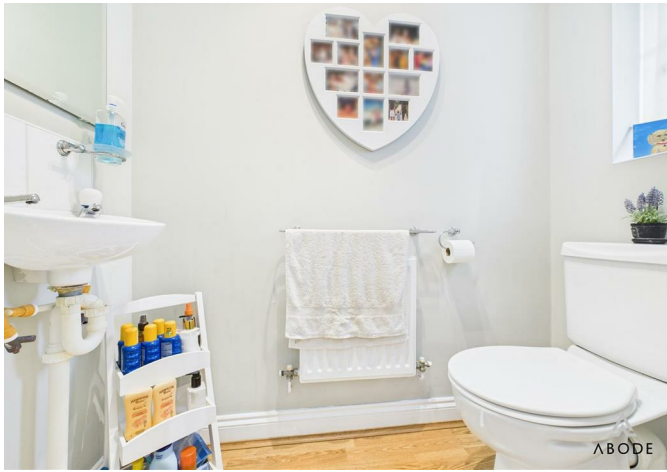






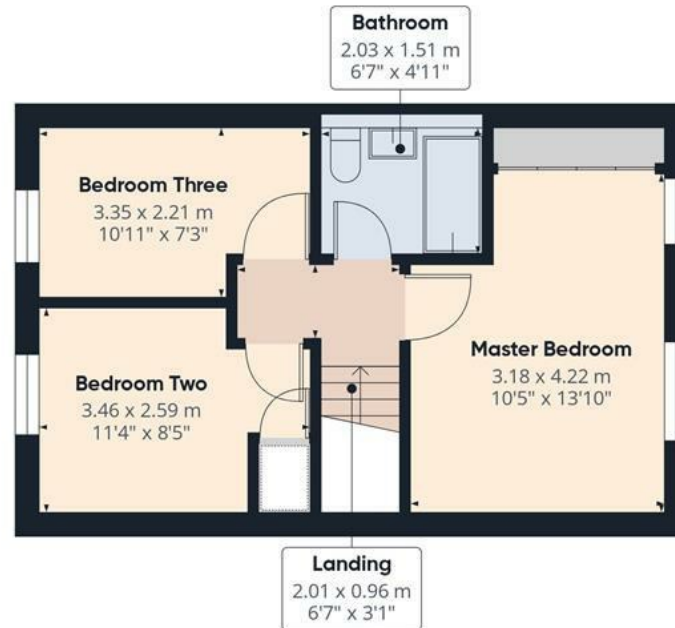








Floor 0



Floor 1

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

70.2 m<sup>2</sup>

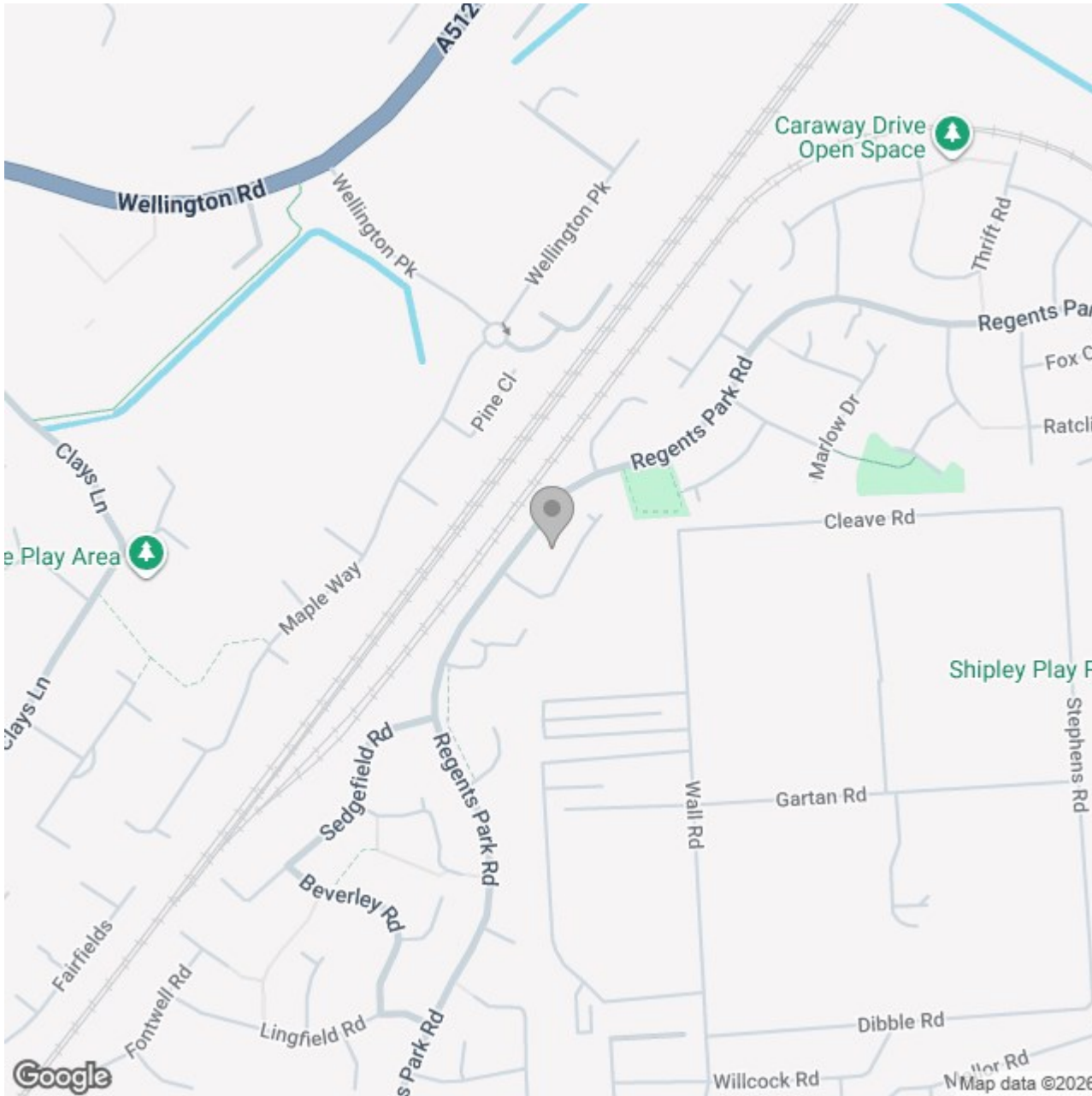
755 ft<sup>2</sup>

(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.

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<br>2002/91/EC |  |