





Offered for sale with no upward chain, this attractive traditional bay-fronted home must be viewed to fully appreciate its generous room proportions, retained character features and the refitted kitchen. The property would make an ideal first-time purchase, downsizing opportunity or buy-to-let investment.

The property is conveniently located within a stone's throw of the town centre, offering easy access to a wide range of amenities including public houses and restaurants, coffee shops and bars, supermarkets and independent retailers, the train station, a modern leisure centre and gyms, and a multiscreen cinema.

Viewing by appointment only.



## Lounge

A bright and welcoming reception room featuring an original glazed box bay window to the front elevation, creating an attractive focal point. The room benefits from a gas fireplace with surround, recessed ceiling with coving, smoke alarm and central heating radiator. An internal door provides access to the dining room.

## Dining Room

With a uPVC double-glazed window to the rear elevation, central heating radiator and thermostat. The room also offers a useful understairs storage cupboard and staircase rising to the first-floor landing, with an internal door leading through to the kitchen.

## Kitchen

Fitted with a uPVC double-glazed window to the side elevation and a range of matching base and wall units with preparation work surfaces and complementary splashbacks. Integrated appliances include an oven and stainless-steel gas hob with extractor hood. There is a stainless-steel sink and drainer with mixer tap, plumbing for freestanding under-counter white goods, a central heating radiator, ceiling spotlights, shelving and access to the loft via a hatch. An internal door leads to the rear hallway.

## Rear Hallway

With timber panelling to the lower walls and internal doors leading to the WC and rear entrance.



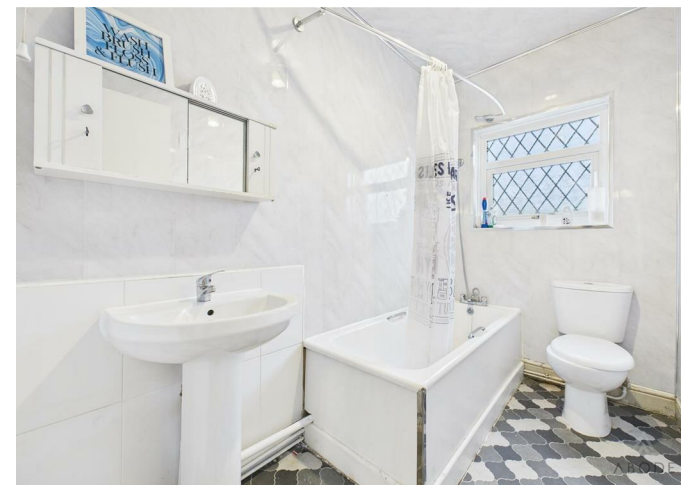
## W.C.

Housing the central heating combination boiler, with a low-level WC and uPVC double-glazed frosted window to the side elevation.

## Rear Entrance/Utility Area

With a uPVC double-glazed rear entrance door and access to a useful storage room with a side window and fitted shelving.







### Landing

Stairs rise from the lounge to the first-floor landing, with doors leading to all first-floor accommodation.

### Bedroom One

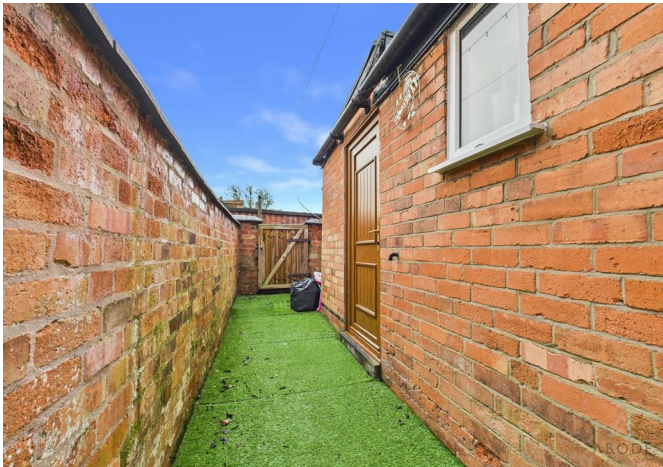
A generous double bedroom with two sash windows to the front elevation and a central heating radiator.

### Bedroom Two

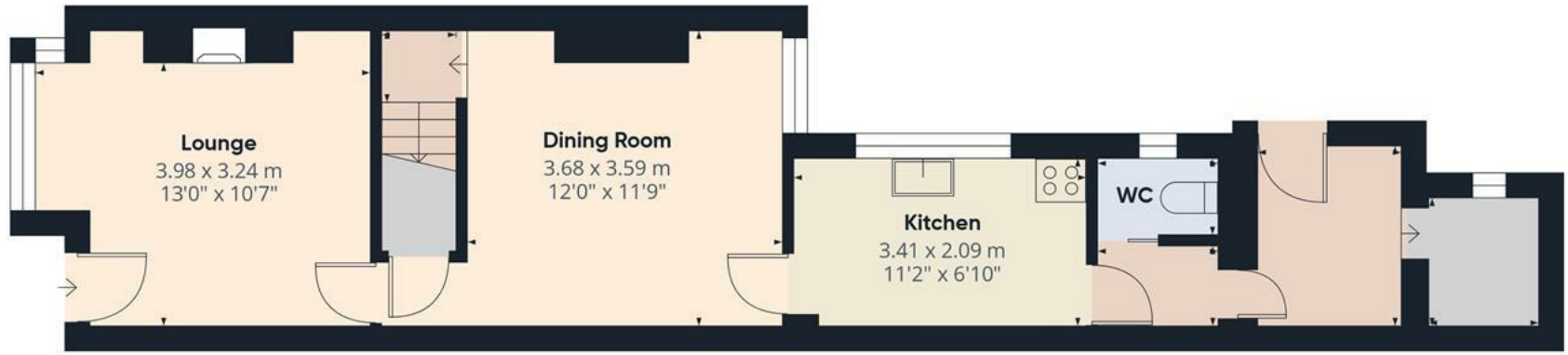
With a uPVC double-glazed window, central heating radiator and a useful over-stairs storage cupboard.

### Bathroom

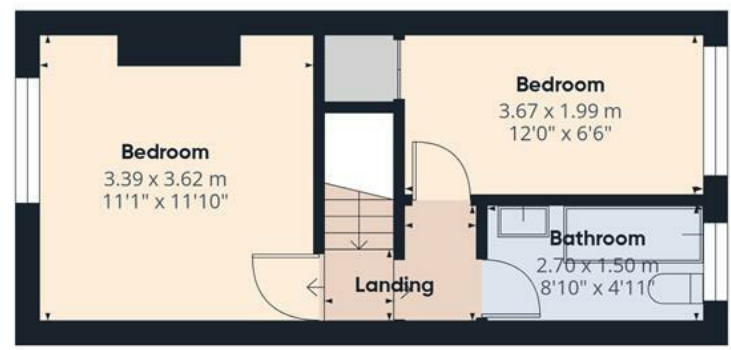
Featuring a uPVC double-glazed frosted window to the rear elevation and a three-piece suite comprising low-level WC, bath with shower over, and pedestal wash basin with mixer tap. Finished with PVC wall and ceiling panelling, chrome heated towel radiator and shaving point.







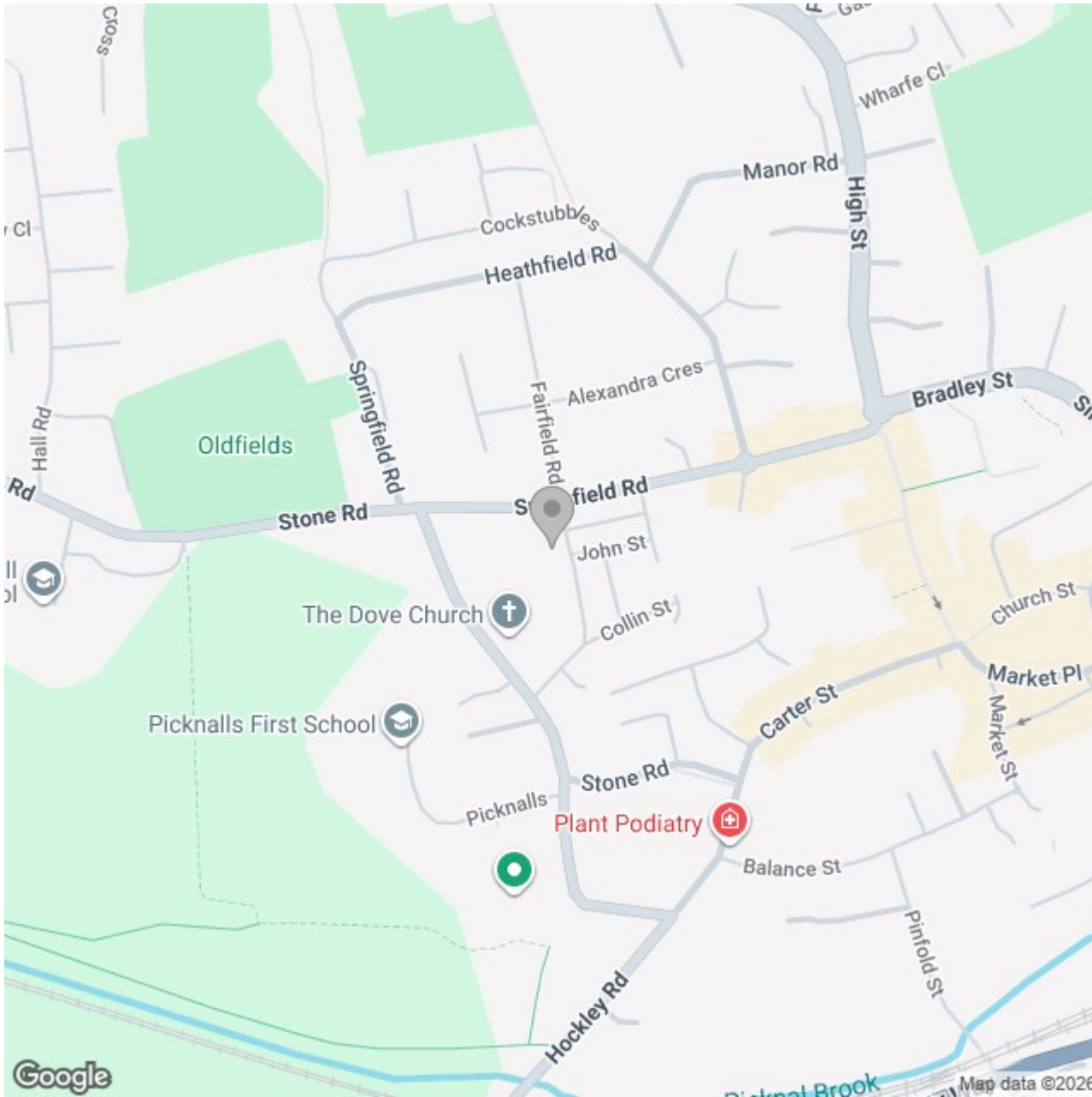
Approximate total area<sup>(1)</sup>  
70.8 m<sup>2</sup>  
763 ft<sup>2</sup>



(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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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	