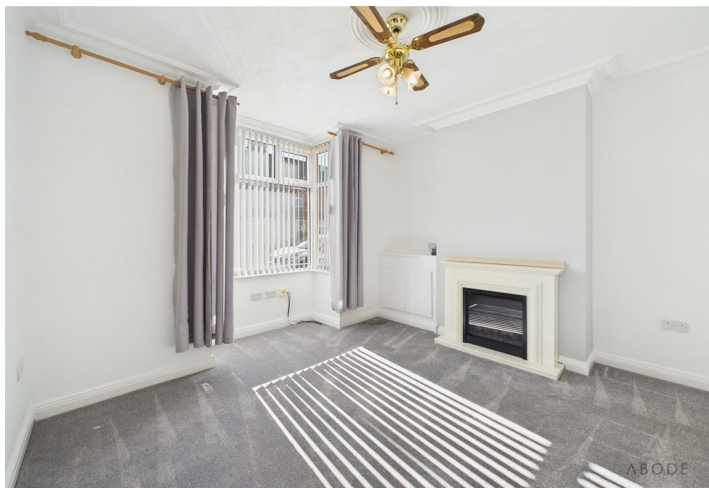






A well-presented three-bedroom traditional terraced home offering spacious accommodation arranged over two floors. The property benefits from two reception rooms, a fitted kitchen, a large ground floor bathroom with separate bath and shower, and three well-proportioned bedrooms. Externally, there is a low-maintenance frontage and an enclosed rear garden with patio and lawn.



Accommodation

Ground Floor

The accommodation is entered via a front entrance door leading into the hallway, with stairs rising to the first floor and doors leading through to the main living spaces.

To the front elevation is a living room featuring a bay window and a fireplace, providing a focal point to the room.

To the rear is a second reception room, currently used as a dining room, also benefiting from a fireplace and offering good space for furnishings.

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a gas hob, oven, and sink with drainer. A door leads through to the rear of the property.

The ground floor is completed by a spacious bathroom comprising a bath, separate shower cubicle, wash hand basin, and WC.

First Floor

The first floor landing provides access to three bedrooms and a separate WC.

The main bedroom is positioned to the front and is a particularly spacious room, featuring fitted wardrobes.

Bedroom two is a further double room, also benefiting from fitted storage.



Bedroom three is a single room, suitable for use as a bedroom, office, or dressing room.

A separate WC is located off the landing.

Outside

To the front of the property is a low-maintenance forecourt set behind a brick wall.

To the rear is an enclosed garden featuring a paved patio area directly off the property, leading to a lawn with



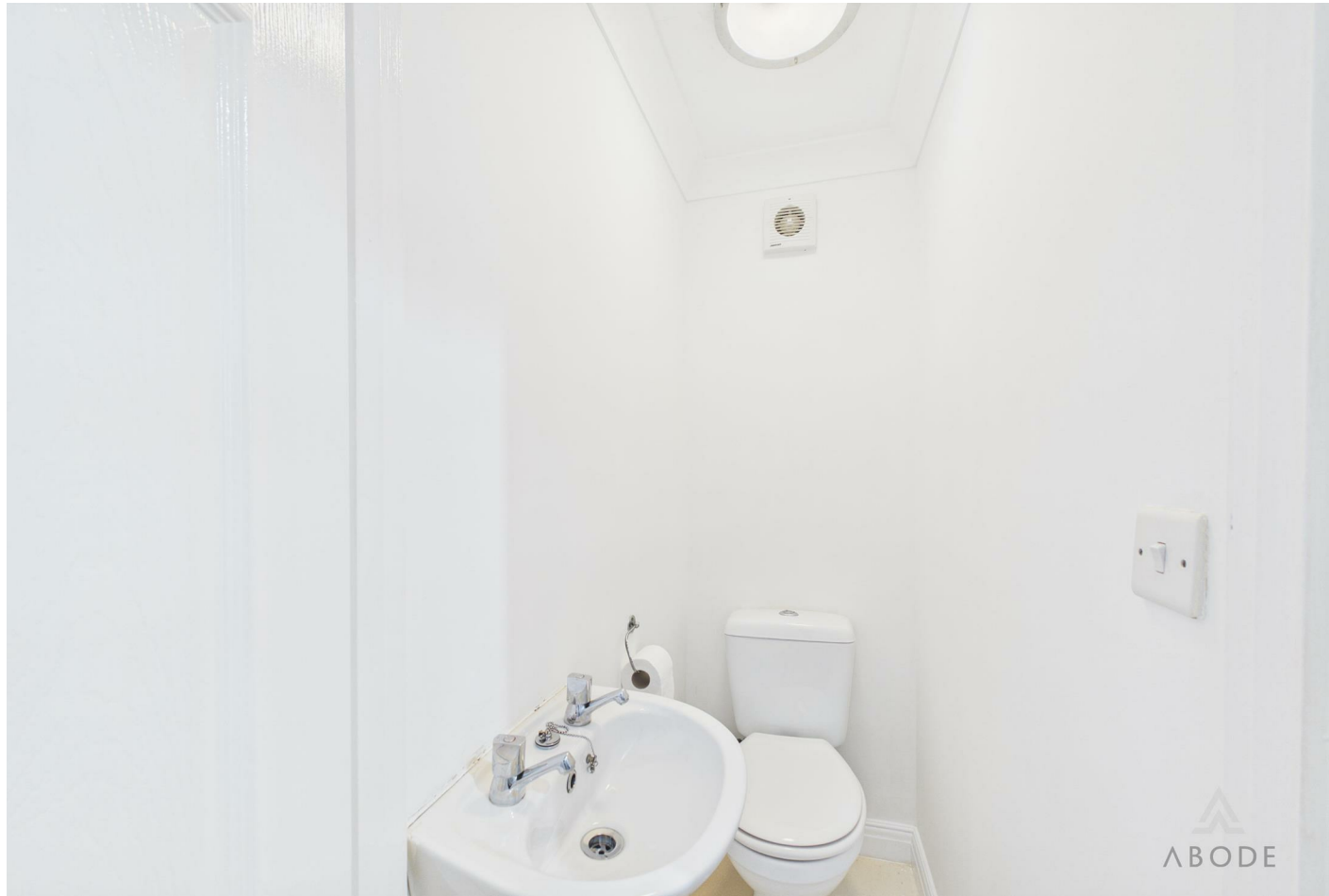


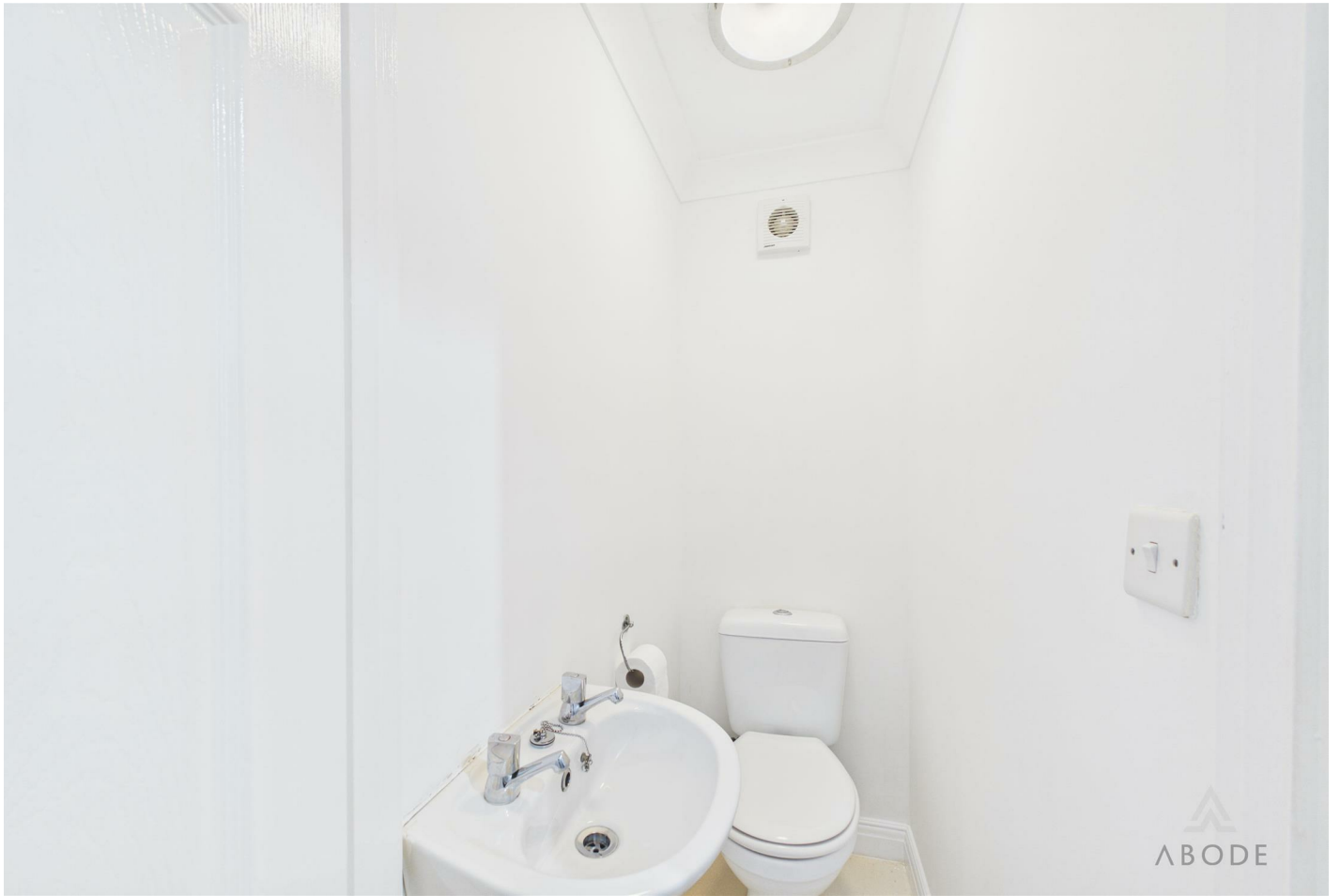


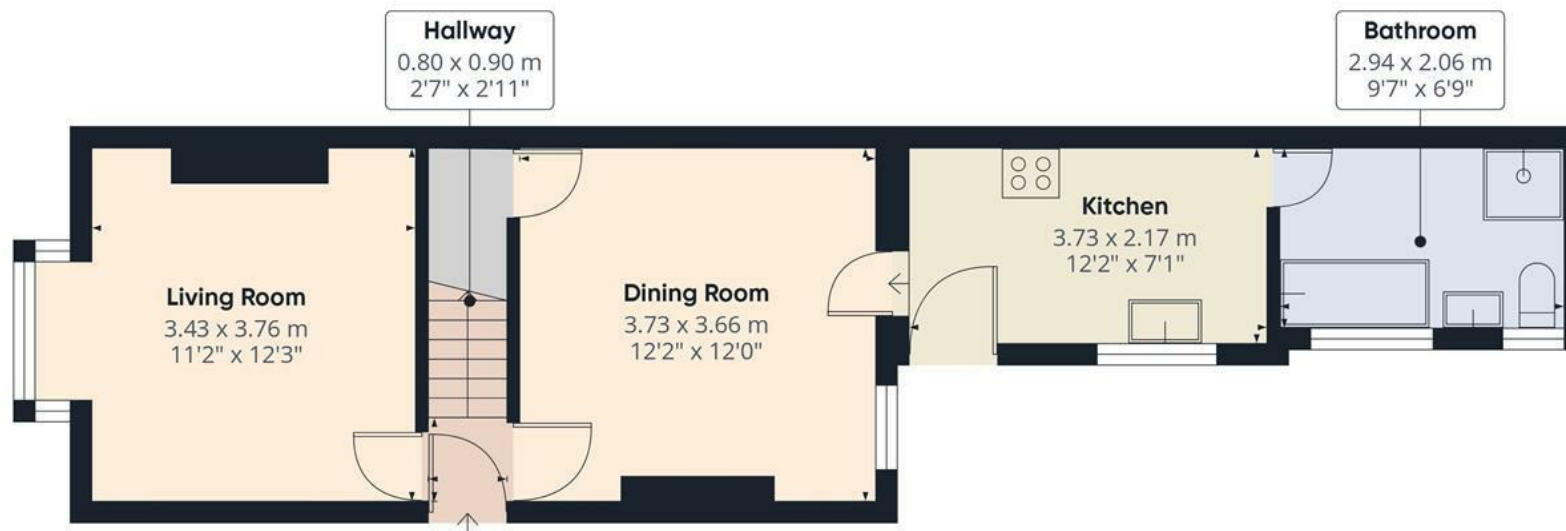
planted borders and a garden shed positioned to the rear.
The garden is enclosed by timber fencing.



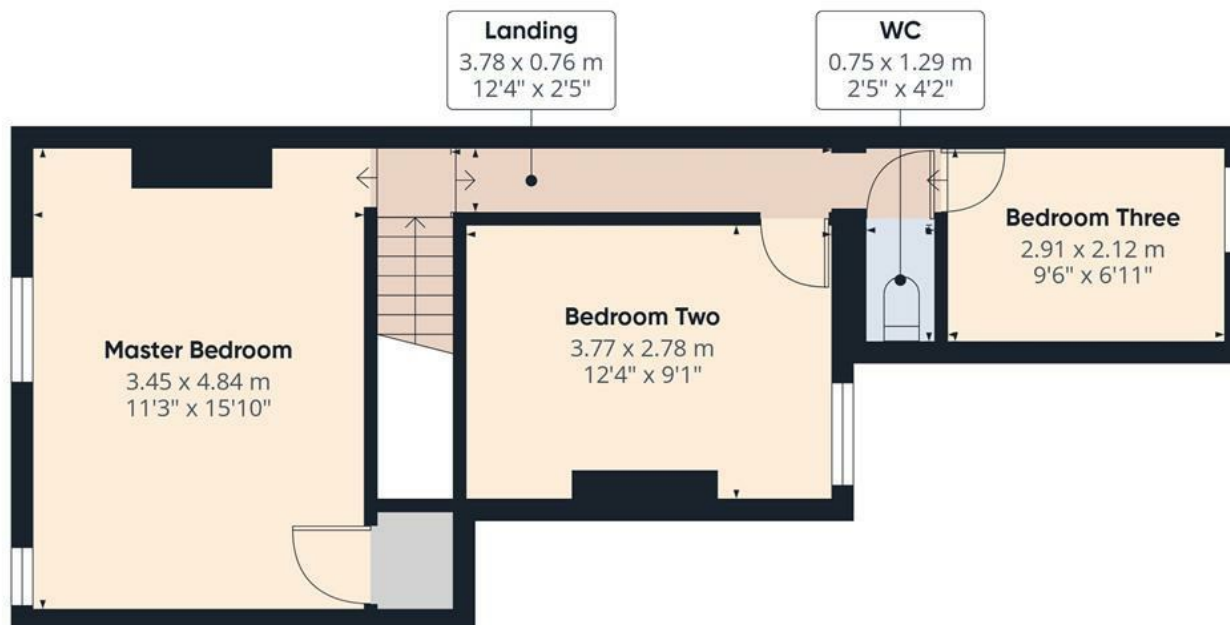








Floor 0



Floor 1

Approximate total area⁽¹⁾

82.6 m²

889 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.

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