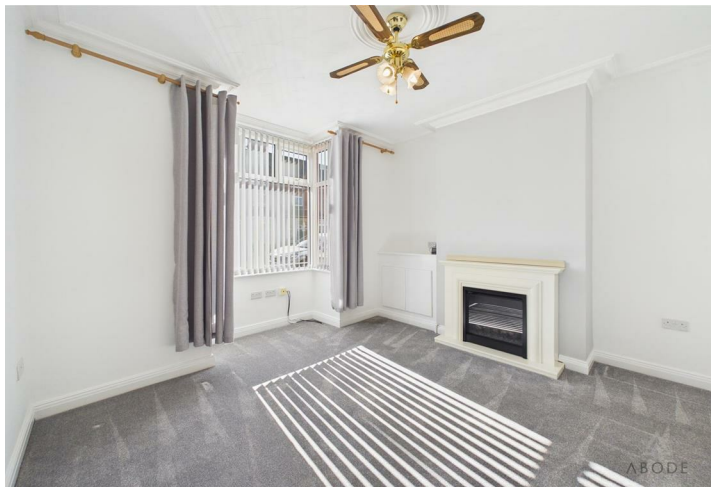






A well-presented three-bedroom traditional terraced home offering spacious accommodation arranged over two floors. The property benefits from two reception rooms, a fitted kitchen, a large ground floor bathroom with separate bath and shower, and three well-proportioned bedrooms. Externally, there is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

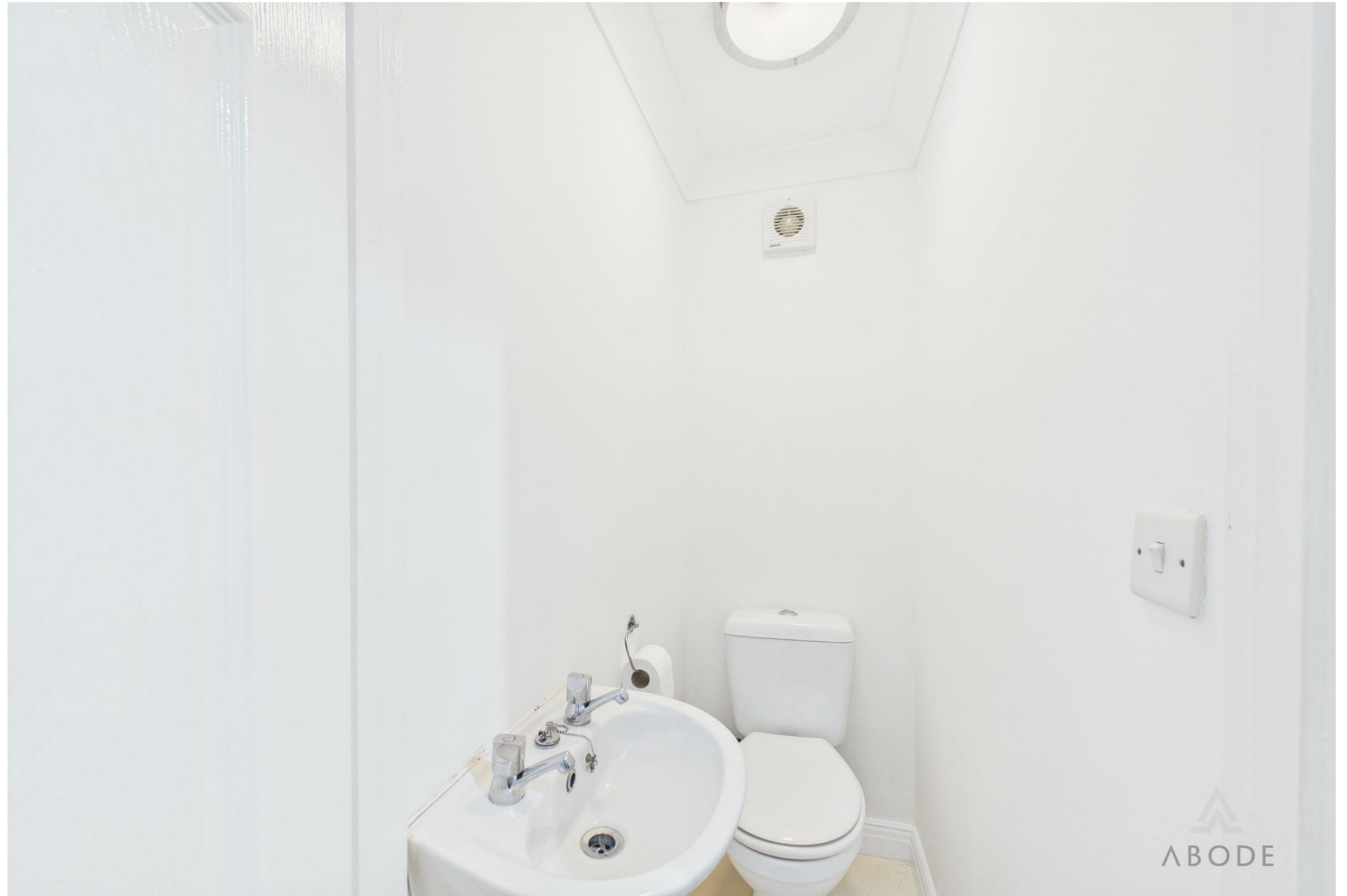


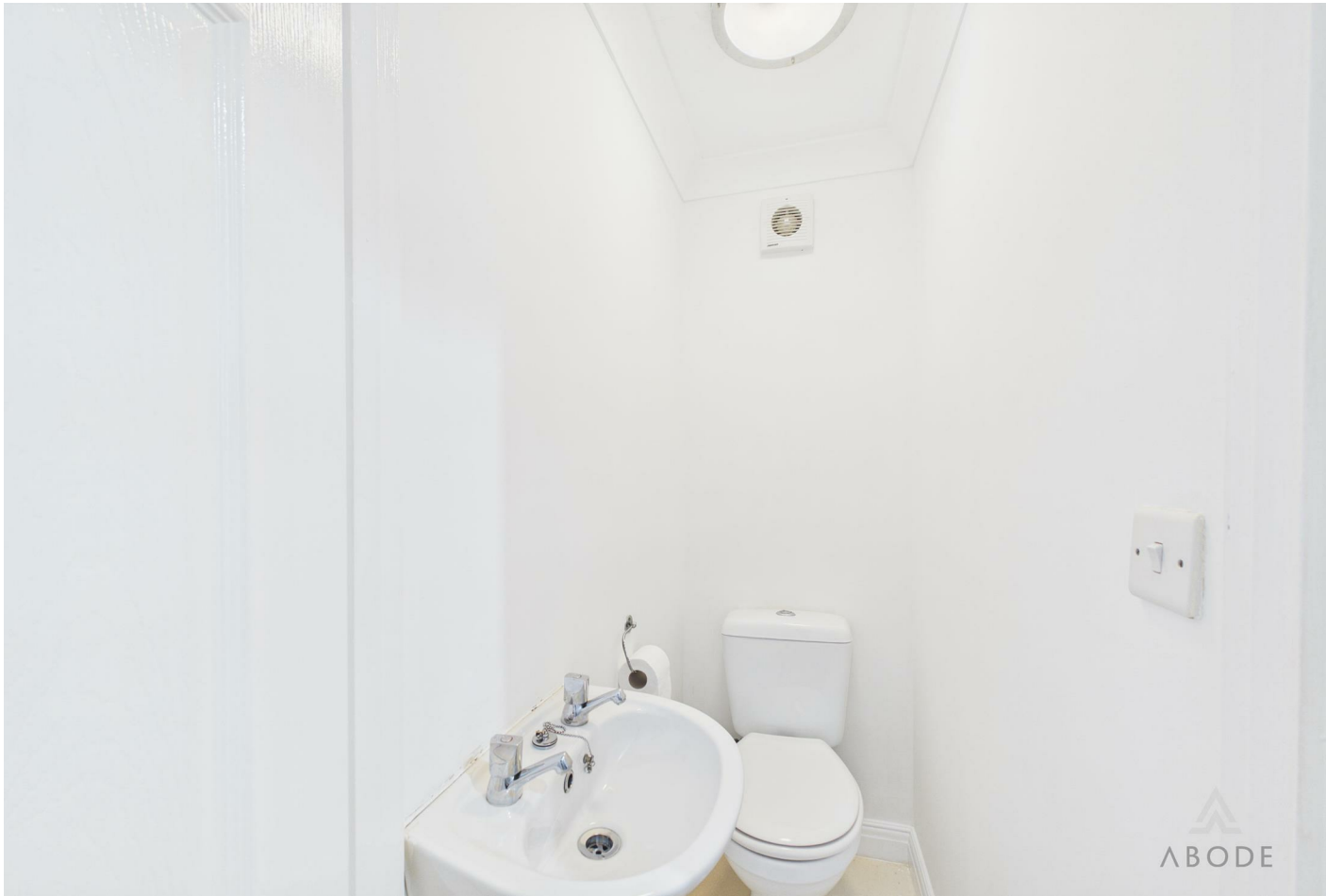


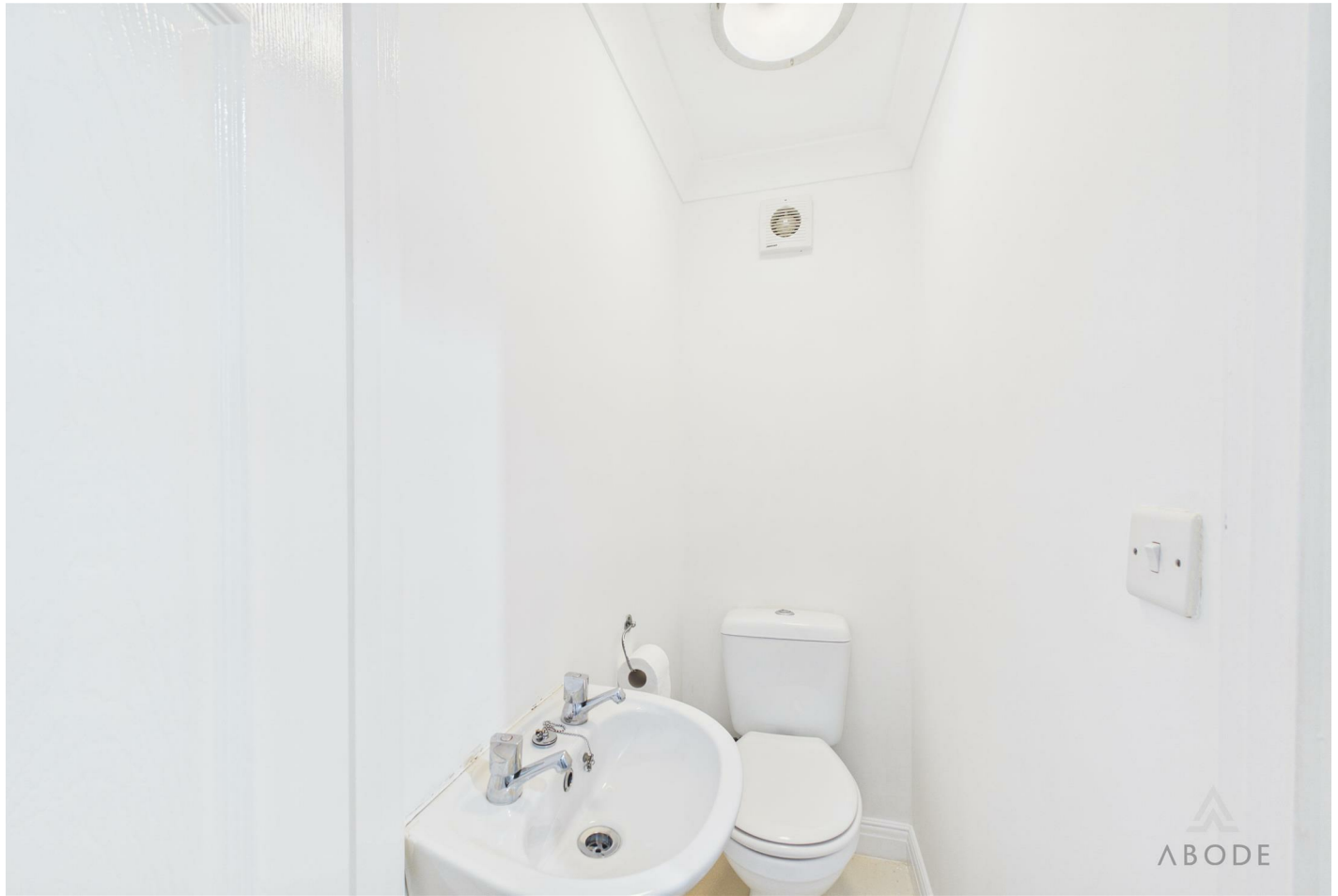


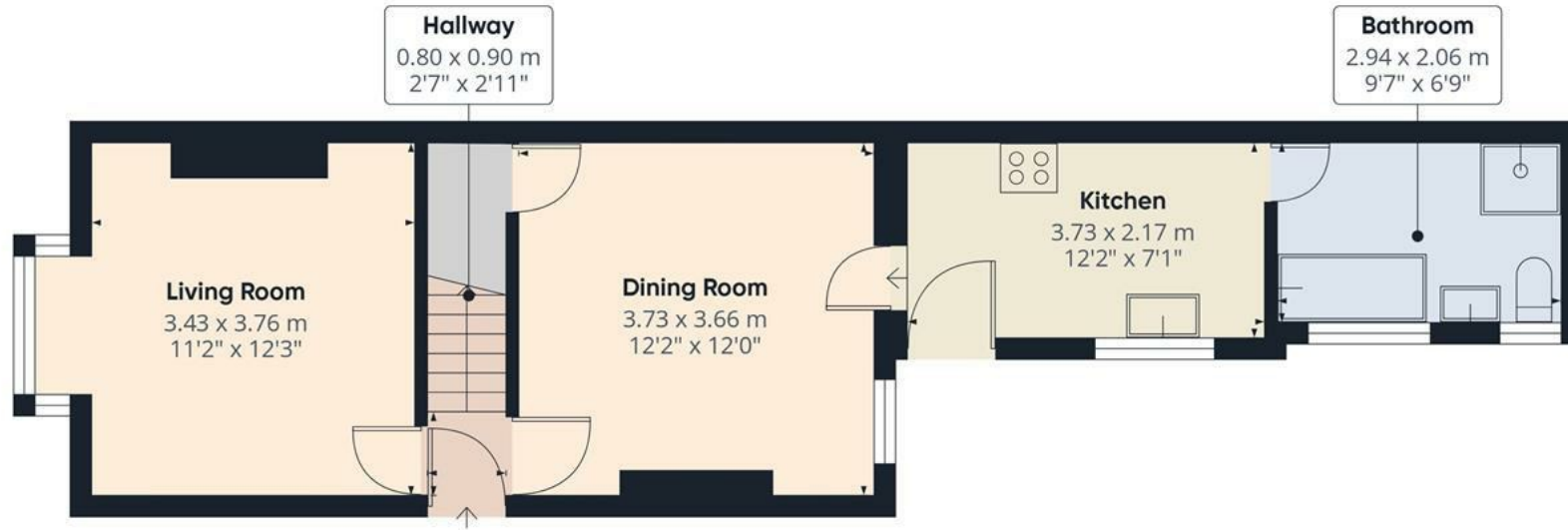
planted borders and a garden shed positioned to the rear.
The garden is enclosed by timber fencing.



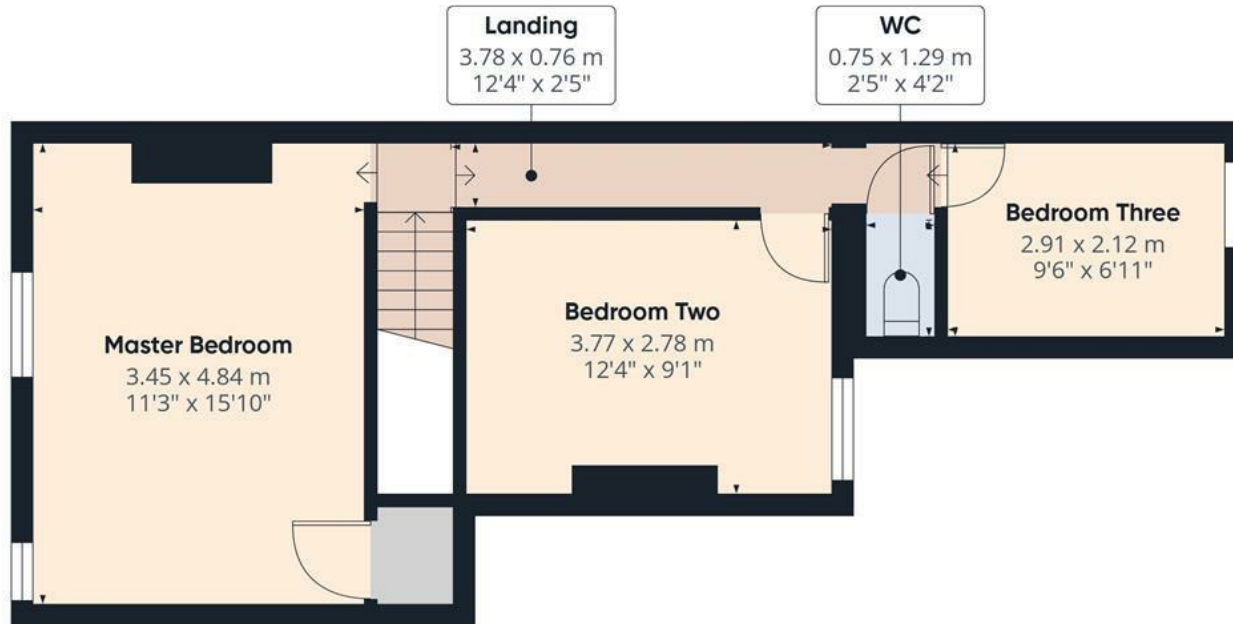








Floor 0



Floor 1



Approximate total area⁽¹⁾

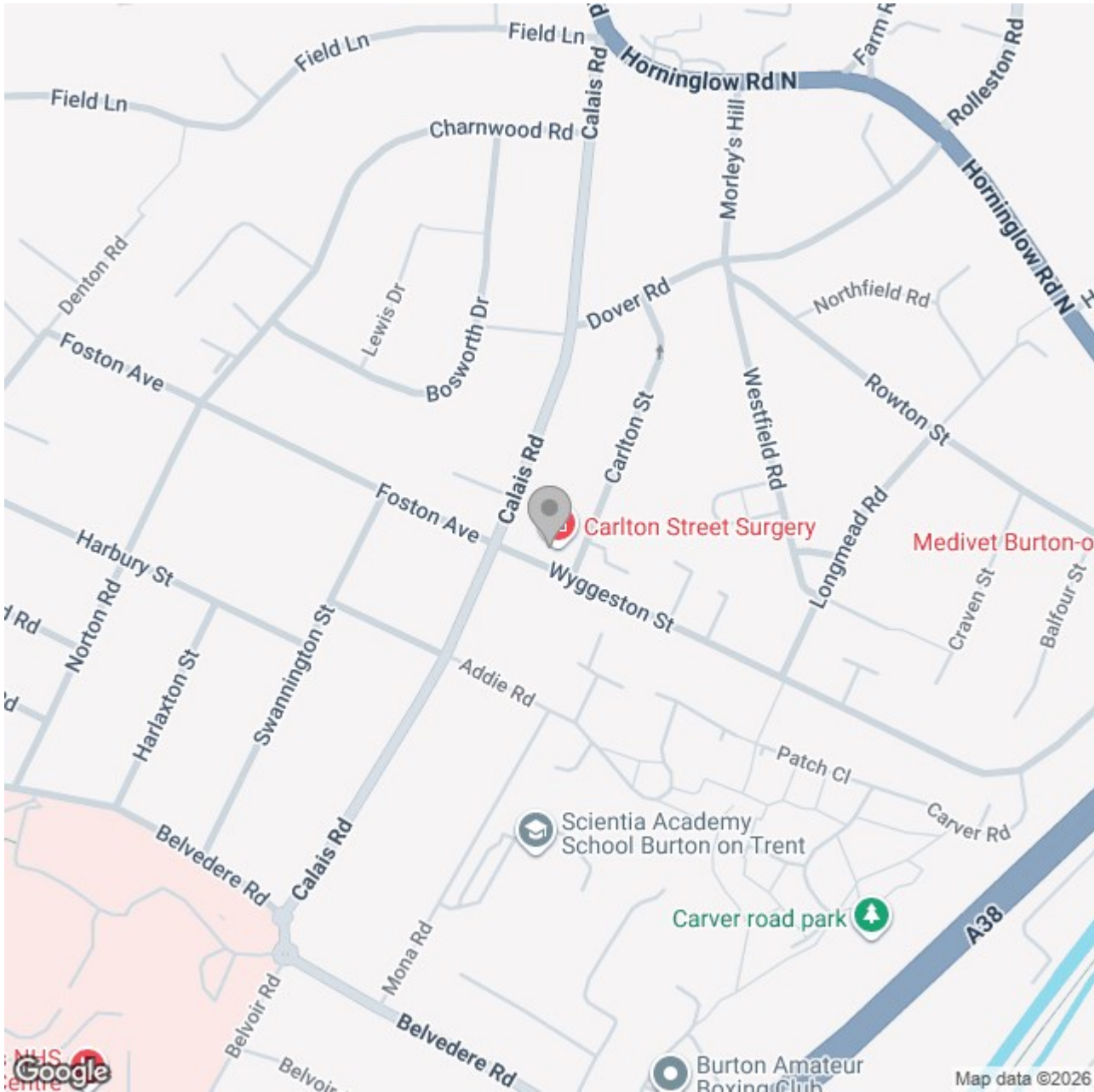
82.6 m²

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	