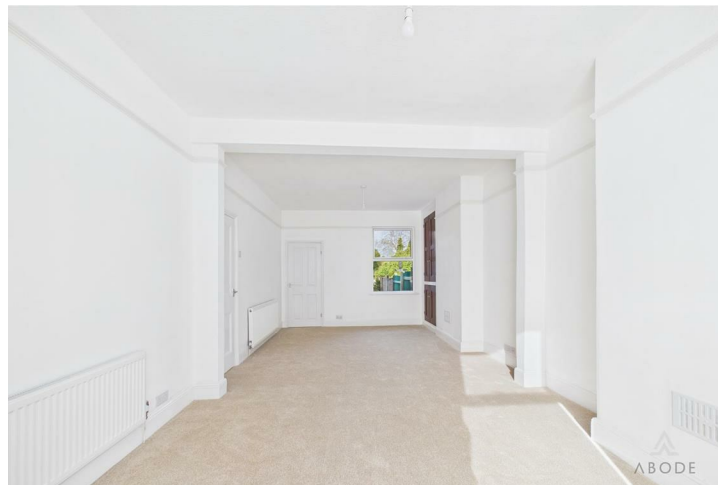
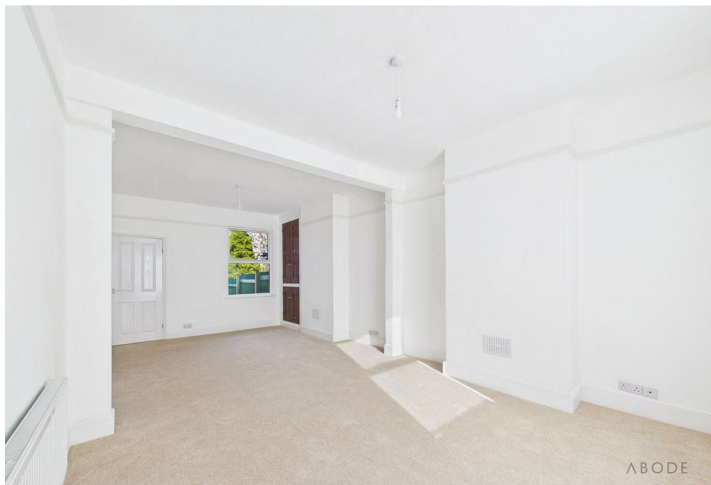






This well-presented traditional terraced home on Mount Street offers a blend of character features and modern finishes, creating a ready-to-move-into property with spacious and versatile accommodation. Having been updated throughout, the home benefits from a generous open-plan lounge diner, a refitted kitchen, three well-proportioned bedrooms, a modern family bathroom, and the added advantage of useful cellar space. Externally, the property enjoys a particularly long rear garden, offering excellent potential for landscaping and outdoor entertaining.



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Accommodation

Ground Floor

The accommodation begins with an entrance hallway providing access through to the main living space and stairs rising to the first floor. The lounge diner is a standout feature of the home, stretching the full depth of the property and offering excellent proportions for both seating and dining areas. The room is enhanced by high ceilings and a feature archway, creating a natural division of space while maintaining an open feel.

To the rear, the refitted kitchen has been finished with a range of modern wall and base units, complemented by wooden work surfaces and tiled splash backs. Integrated appliances include an oven with hob and extractor over, with space provided for additional white goods. The kitchen also offers access to the rear garden and adjoining utility area, along with a ground floor shower room fitted with a contemporary three-piece suite.

A door from the hallway leads down to the cellar, which is divided into multiple sections and provides excellent storage or potential for further use, subject to requirements.

First Floor

The first floor landing provides access to three bedrooms and a separate WC. The master bedroom is a particularly generous double room, positioned to the front of the property and benefiting from plenty of natural light. Bedroom two is another good-sized double, while bedroom three offers a versatile space suitable for a single bedroom, home

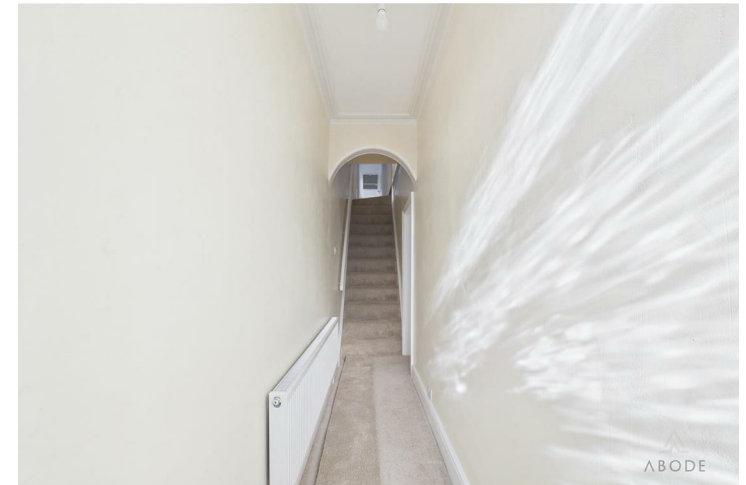


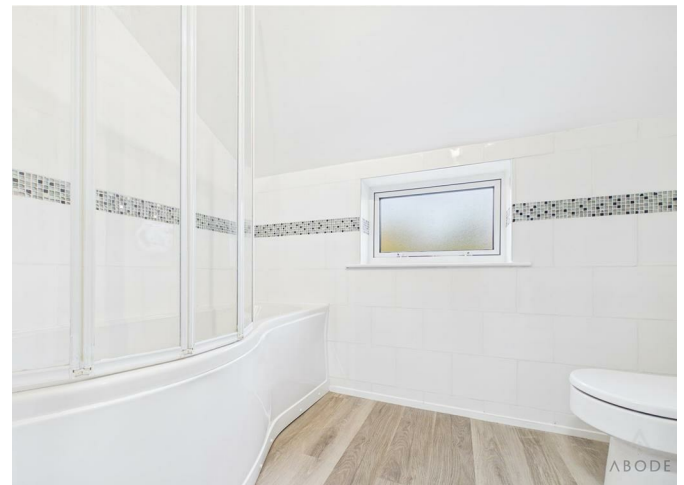
office, or dressing room.

Outside

To the front, the property is set behind a low-level brick wall with a gravelled fore garden and pathway leading to the entrance door.

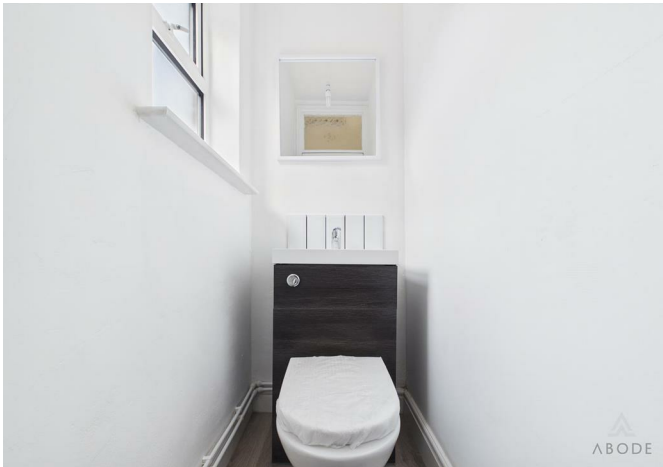
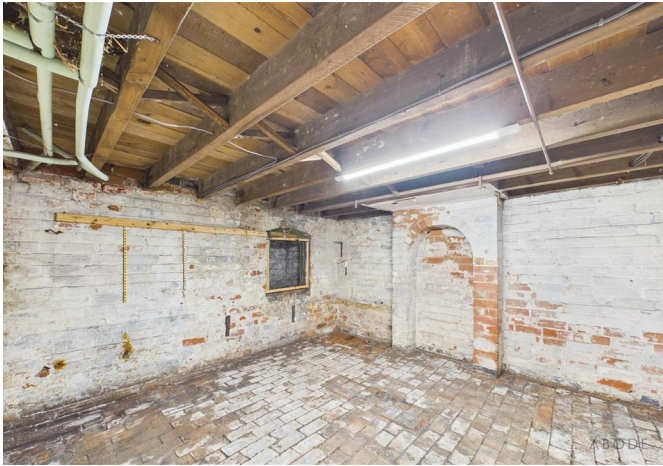
The rear garden is a key feature, extending to an impressive length and offering a blank canvas for landscaping. Currently laid to a mix of lawn and cleared ground, it provides excellent potential for creating a







substantial outdoor space, ideal for entertaining or family use. The garden is enclosed by timber fencing and also benefits from a patio area and pathway leading from the property.



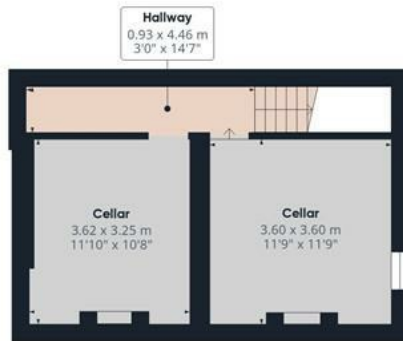












Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

113 m²

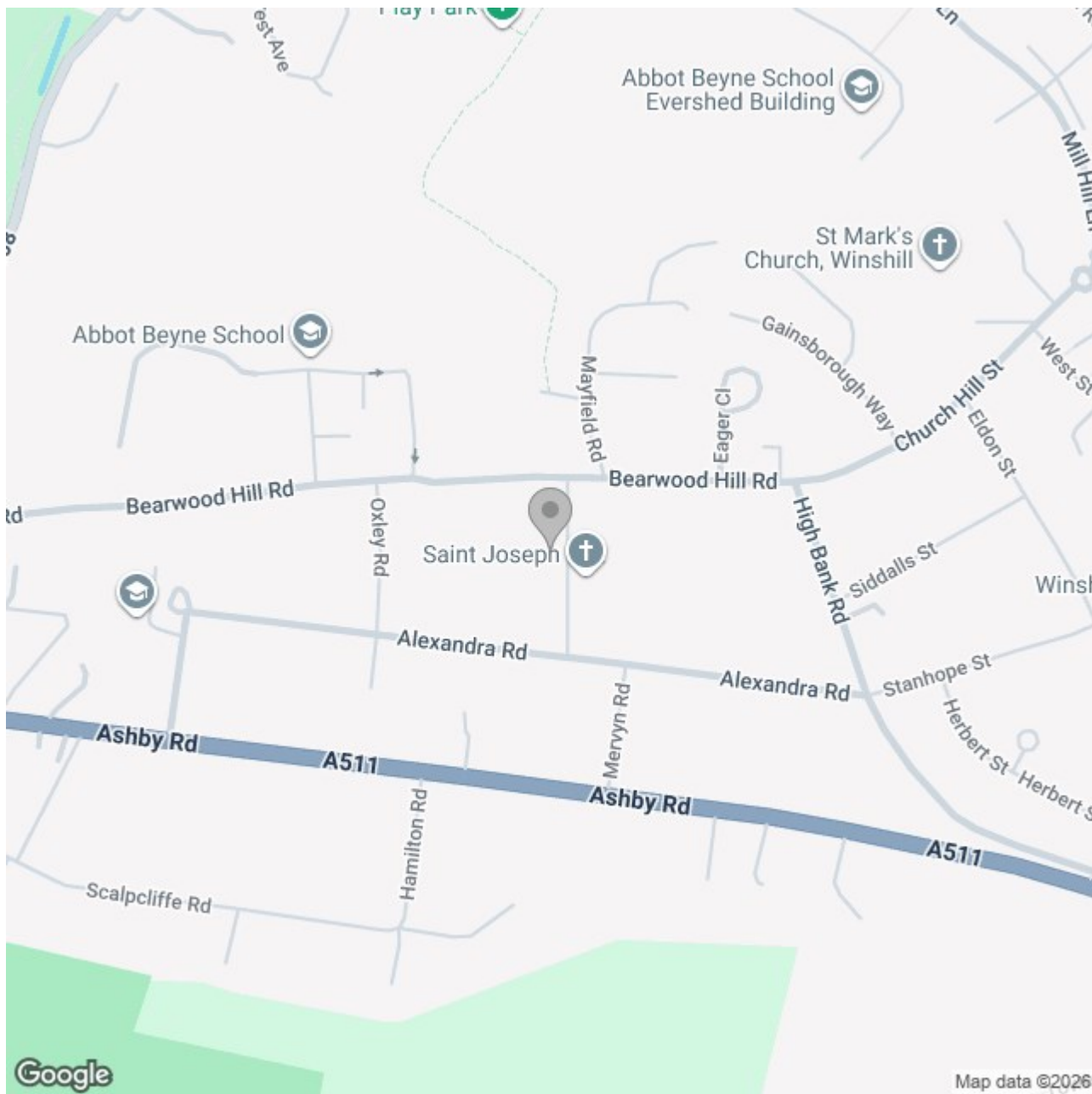
1216 ft²

(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC