





This recently renovated and attractive semi-detached property offers an excellent opportunity for a growing family or buyers looking to create their ideal home. The accommodation briefly comprises a fitted kitchen opening into a bright dining area, and a cosy lounge with double doors leading out to a large rear garden with patio seating area—ideal for relaxing or entertaining.

Upstairs, the property features two generous double bedrooms, a spacious single bedroom, and a newly fitted modern shower room. Externally, the home benefits from a paved driveway providing off-road parking for two vehicles.



Offered to the market with no upward chain, this property combines a desirable location with excellent potential and a generous garden space.

Entrance Hall

With a UPVC double glazed window to the rear elevation, central heating radiator, electrical consumer unit, smoke alarm, and internal door leading to:

Shower Room

With a UPVC double glazed frosted window to the side elevation. Fitted with a three-piece suite comprising a low-level WC, wash hand basin and shower cubicle. Chrome heated towel radiator and useful under-stairs storage cupboard.

Lounge

A bright reception room featuring UPVC double glazed French doors with adjoining side windows opening onto the rear garden. Central heating radiator and a focal point fireplace with timber surround. Internal door leading to:

Dining Area

With a UPVC double glazed bow window to the front elevation, central heating radiator, dado rail and wall-mounted thermostat.

Kitchen

With a UPVC double glazed window to the front elevation and a range of matching base and eye-level cupboards and drawers with work surfaces over. Stainless steel sink and drainer with mixer tap, space for a cooker and additional freestanding appliances, and stainless steel extractor hood. The central heating combination gas boiler is also housed here. UPVC double glazed side door providing external access.

Landing



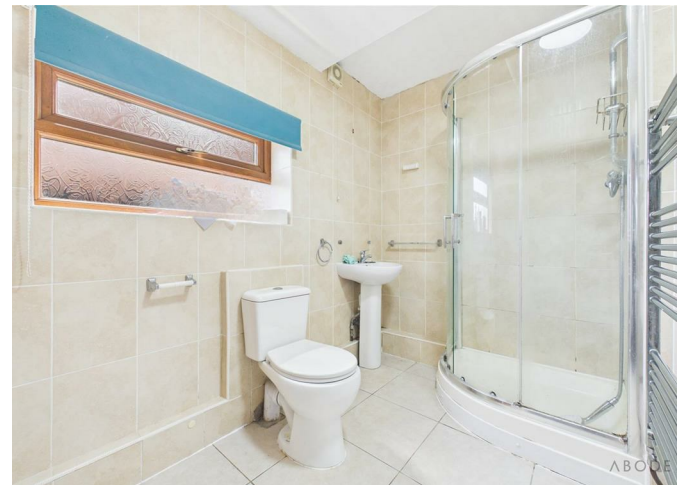
Bedroom One

With a UPVC double glazed window to the rear elevation and central heating radiator. Internal opening to a wardrobe/storage area with additional UPVC double glazed window to the rear.

Bedroom Two

With a UPVC double glazed window to the front elevation and central heating radiator. Former airing cupboard now used as a wardrobe with hanging rail and shelving.







Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.

W.C.

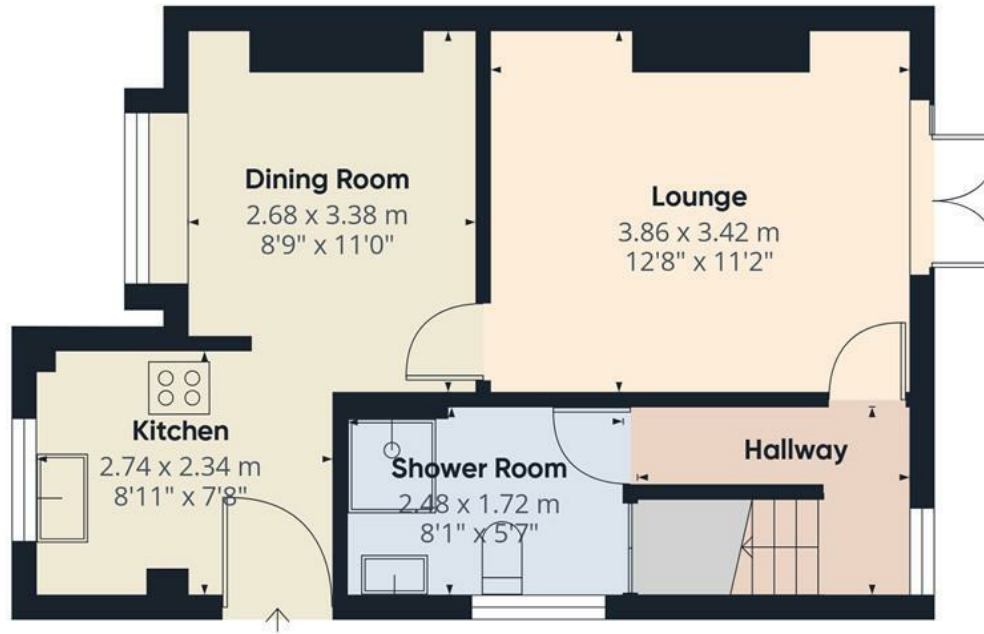
With a UPVC double glazed frosted window to the side elevation. Fitted with a low-level WC and wash hand basin.











Floor 0



Floor 1

Approximate total area⁽¹⁾

70.9 m²

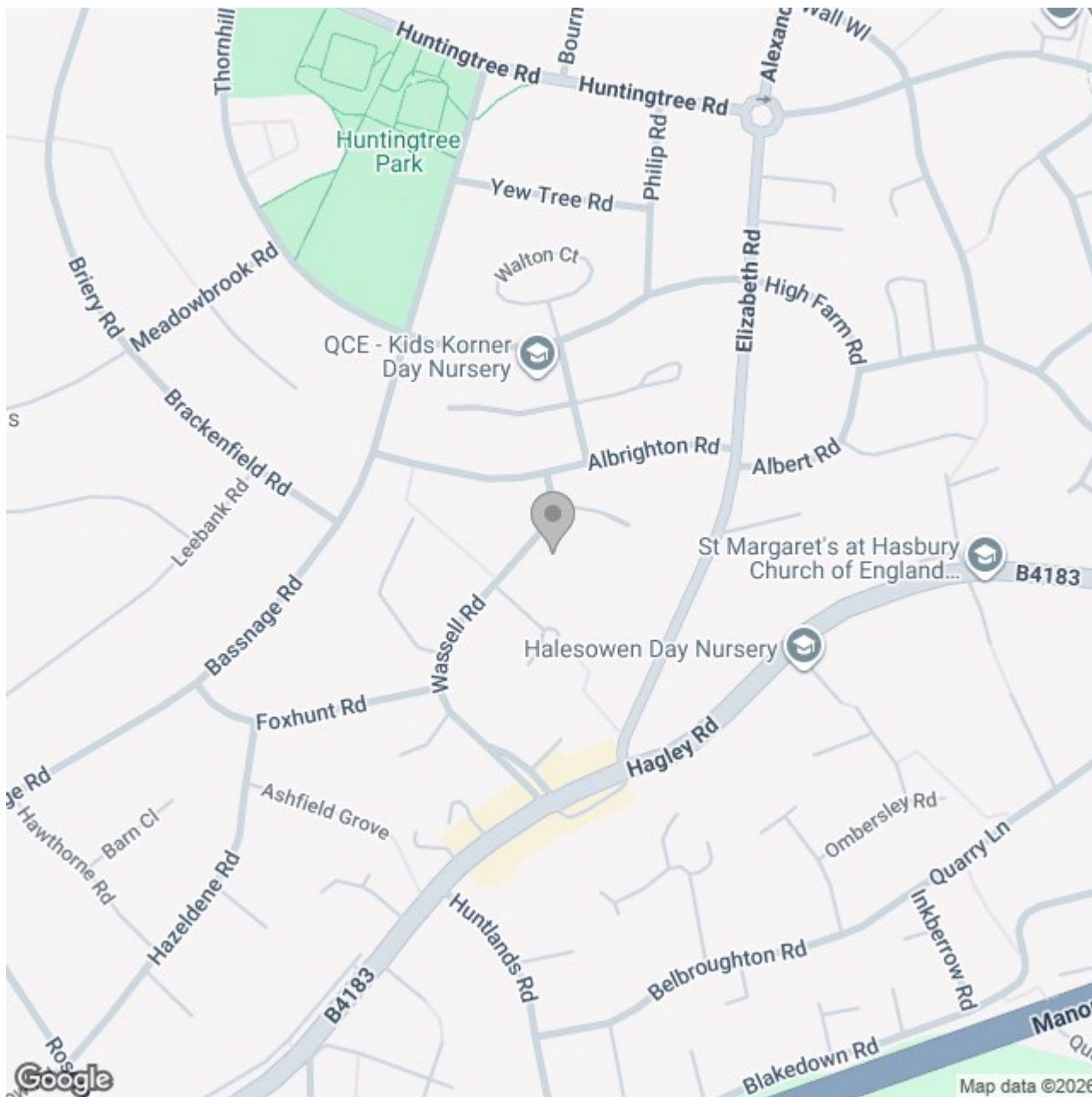
762 ft²

(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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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 	