





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



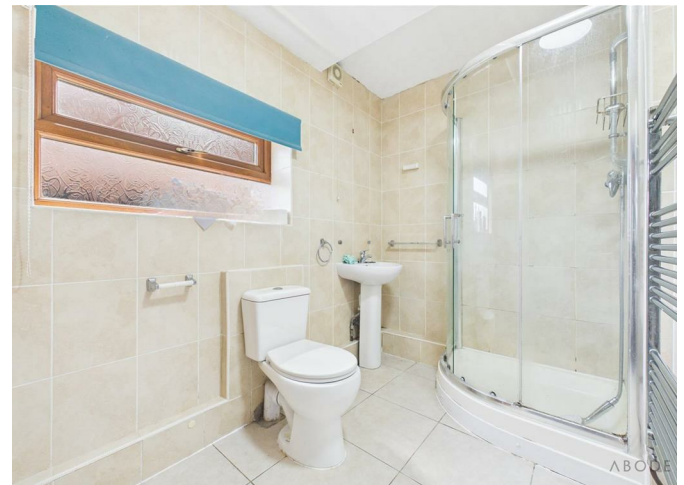
### Bedroom One

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.

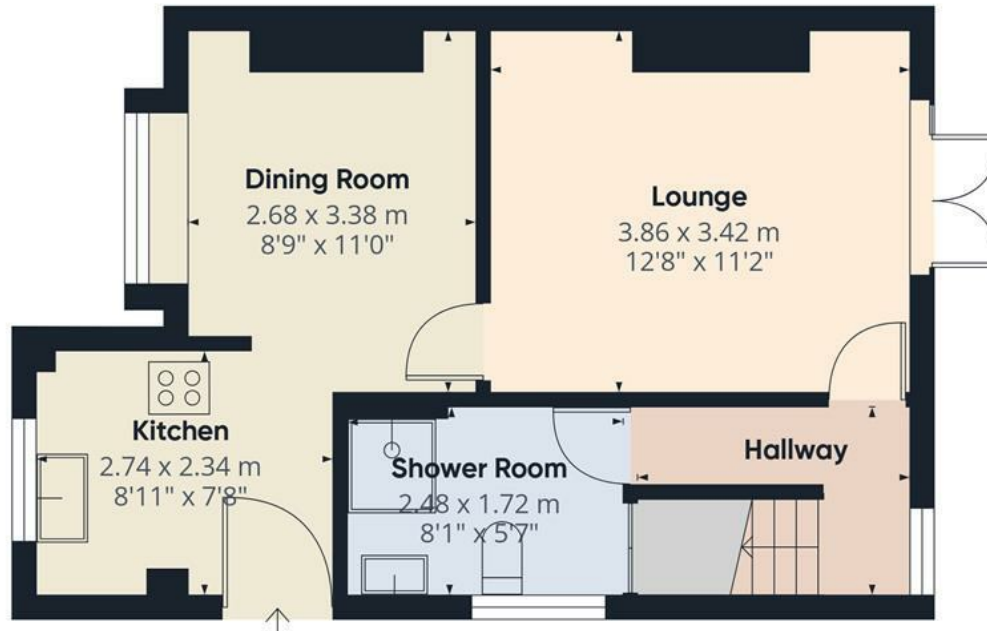
With a UPVC double glazed frosted window to the side elevation. Fitted with a low-level WC and wash hand basin.



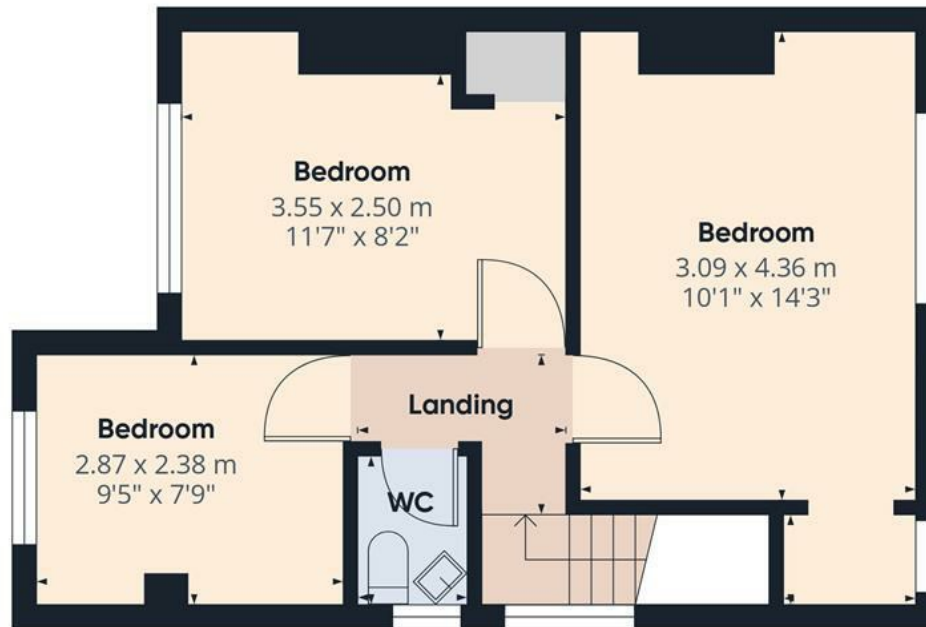








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

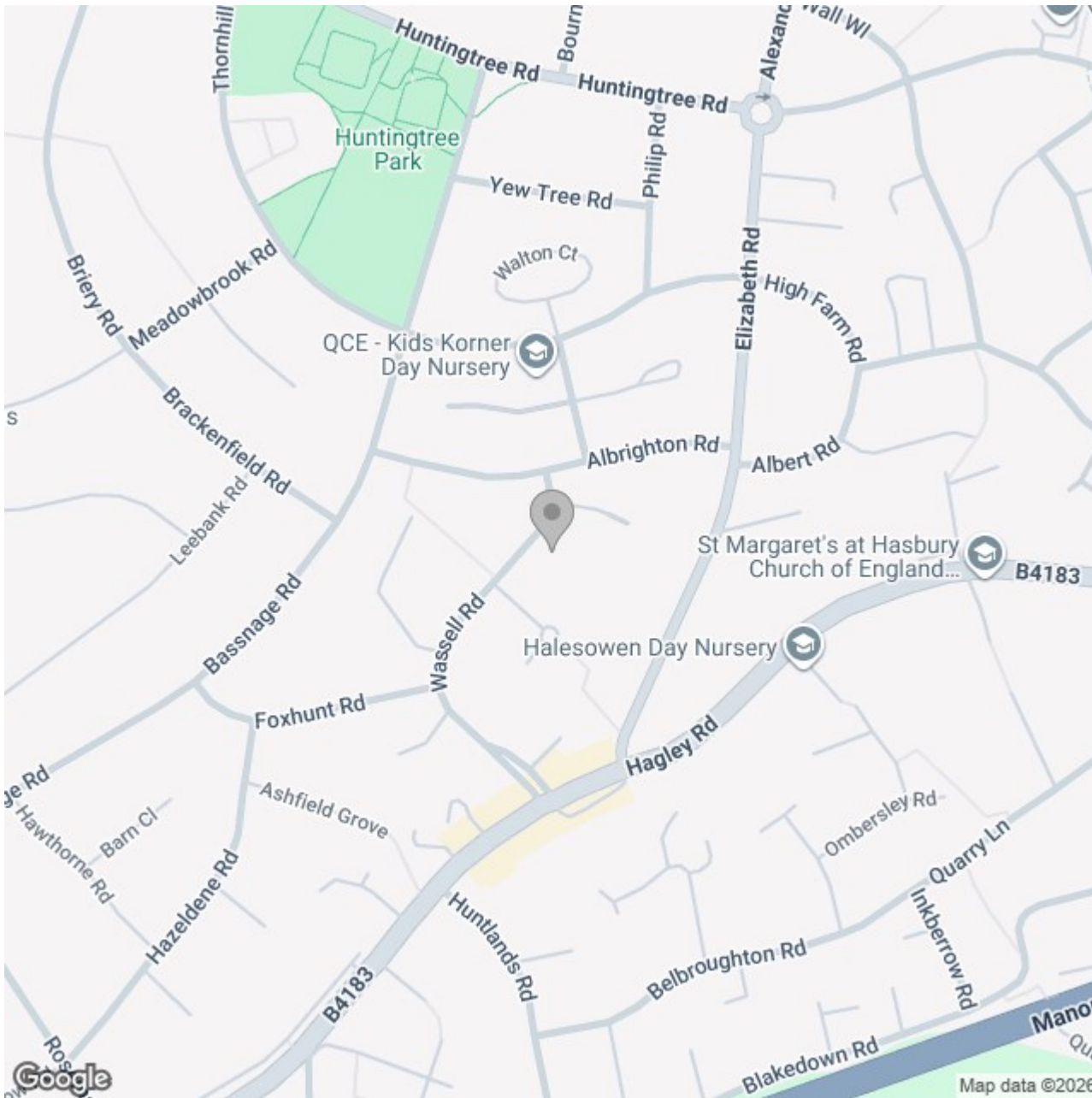
70.9 m<sup>2</sup>

762 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>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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	