





Offered to the market with no upward chain and vacant possession, this beautifully presented four-bedroom, three-storey townhouse has recently been fully refurbished and renovated throughout, providing stylish and modern accommodation ready for immediate occupation.

Ideally situated close to the town centre, local amenities, reputable schools, leisure facilities, and excellent transport links including a railway station, the property comprises a welcoming entrance hallway, a contemporary fitted kitchen with integrated appliances, a spacious lounge/dining room with French doors opening onto the rear garden, and a guest cloakroom/WC.

The upper floors offer four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a modern family bathroom.

Further benefits include gas central heating, double glazing throughout, an enclosed rear garden, and two allocated numbered parking spaces. In addition, there are ample visitor parking spaces available, providing convenient parking for guests.

This superb turnkey home is ideal for families, first-time buyers, or investors seeking a spacious property in a convenient and well-connected location.

Estate charges apply for the upkeep of communal roads and areas.



ABODE
SALES & LETTINGS

Hallway

A welcoming entrance hall featuring a balustrade staircase rising to the first-floor landing, central heating radiator, telephone point, smoke alarm, and thermostat control. There is also a useful understairs storage cupboard, with internal doors providing access to the principal ground-floor accommodation.

Kitchen

Situated to the front elevation with a double-glazed window, this well-appointed kitchen is fitted with a range of matching wall and base units with complementary work surfaces. Integrated appliances include a stainless steel sink with mixer tap, four-ring gas hob with extractor fan over, built-in oven and grill, fridge, freezer, and dishwasher. There is additional plumbing and space for further under-counter appliances. The room also benefits from a central heating radiator and houses the gas-fired central heating boiler.

Cloakroom/W.C.

Fitted with a low-level WC with continental flush, wash hand basin with mixer tap and tiled splashback, central heating radiator, and extractor fan.

Lounge/Diner

A spacious reception room enjoying excellent natural light via double-glazed French doors with adjoining side windows opening onto the rear garden. Additional features include a central heating radiator and TV aerial point.



Landing

With central heating radiator, smoke alarm, carbon monoxide detector, and staircase rising to the second-floor landing. Internal doors lead to:

Bedroom One

A generous principal bedroom with double-glazed window overlooking the rear elevation, central heating radiator, telephone point, and access to the en-suite shower room.







En-suite

Fitted with a contemporary three-piece suite comprising a shower enclosure with folding glass screen, pedestal wash hand basin, and low-level WC with continental flush. Complementary wall tiling, heated towel radiator, shaving point, and extractor fan complete the room.

Bedroom Two

A well-proportioned bedroom featuring two double-glazed windows to the front elevation, central heating radiator, and TV aerial point.

Second Floor Landing

With smoke alarm, loft access via hatch, central heating radiator, and doors leading to the remaining accommodation.

Bedroom Three

A spacious bedroom benefiting from a double-glazed window to the front elevation and a Velux-roof window with integrated blind, together with a central heating radiator and TV aerial point.

Bedroom Four

Featuring two Velux-style roof windows and a central heating radiator.

Bathroom

Fitted with a modern three-piece suite comprising panelled bath, pedestal wash hand basin, and low-level WC with continental flush. The room is finished with complementary wall tiling and further benefits from a heated towel radiator, shaving point, and extractor fan.



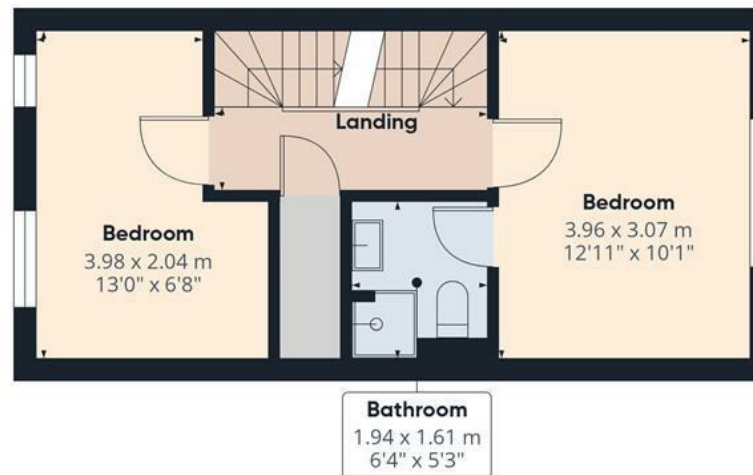




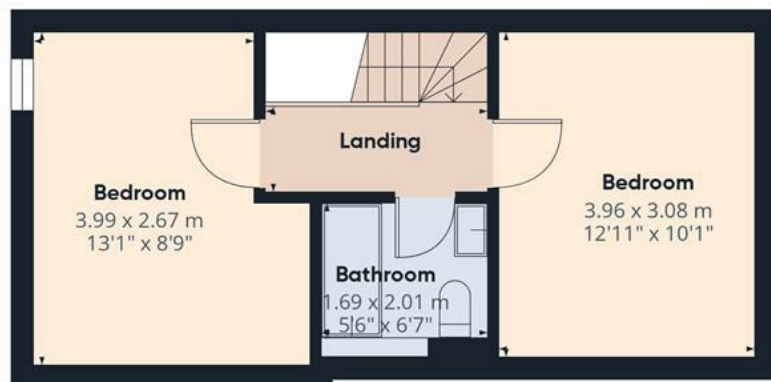




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

92.6 m²

995 ft²

Reduced headroom

1.2 m²

13 ft²

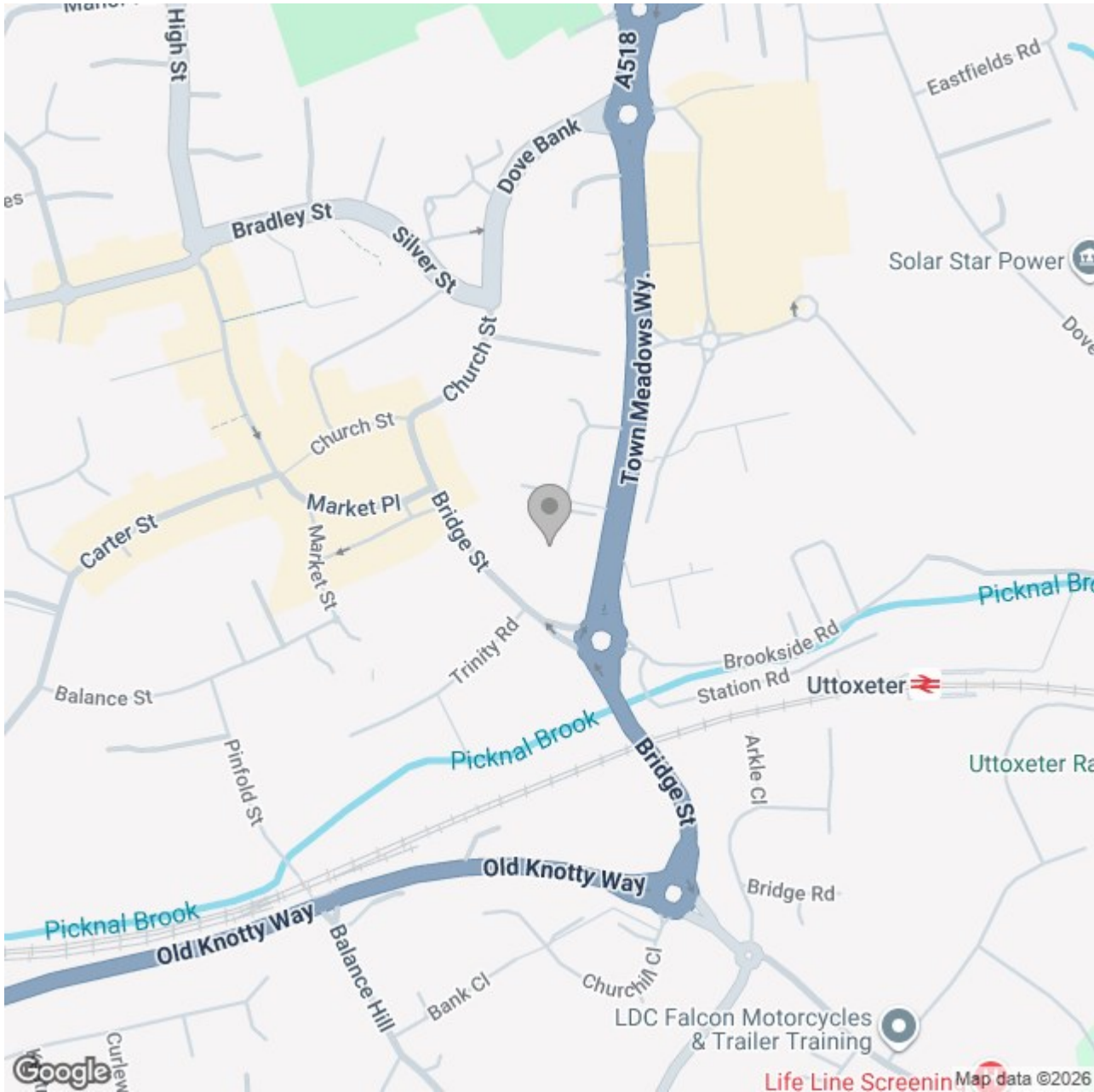
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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