





Offered for sale with no upward chain and vacant possession, this well-presented townhouse-style home is ideal for first-time buyers, downsizers, or investors. Tucked away in a secluded position within the popular village of Bramshall, the property benefits from UPVC double glazing, gas central heating, an enclosed rear garden, and off-road parking, whilst being conveniently located close to the A50 and local amenities.

The accommodation comprises an entrance hall, a fitted kitchen with integrated oven, gas hob and dishwasher, and a spacious lounge with sliding patio doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms and a modern family bathroom fitted with a three-piece suite and shower over the bath. A useful storage cupboard and loft access complete the first-floor accommodation.

Outside, the property enjoys a private enclosed rear garden together with off-road parking, making this a fantastic low-maintenance home in a sought-after location.



Hall

A timber entrance door opens into a welcoming hallway, complete with a central heating radiator, coat hooks, smoke alarm, and doors leading to the principal ground floor accommodation.

Kitchen Diner

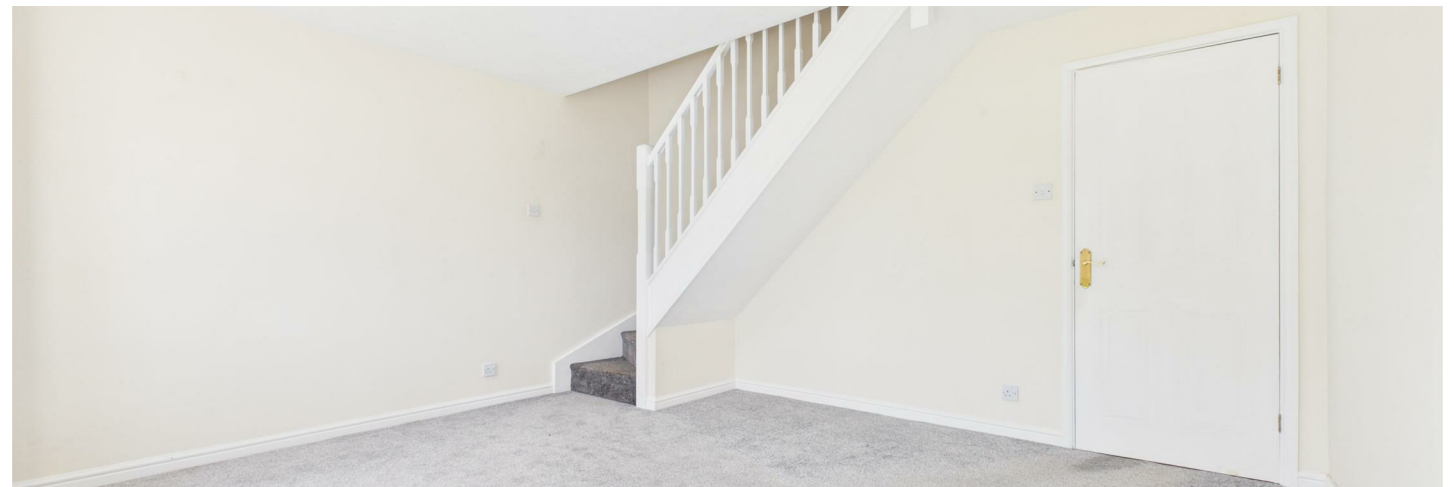
Positioned to the front of the property, the kitchen enjoys a UPVC double glazed window fitted with a roller blind. The room is fitted with a range of matching wall and base units, drawers, and complementary work surfaces. Integrated appliances include a stainless steel sink with mixer tap, built-in oven and grill, four-ring stainless steel gas hob with extractor hood over, and an integrated dishwasher. There is plumbing and space for freestanding and under-counter appliances. The wall-mounted gas combination boiler and electrical consumer unit are also housed within the kitchen, with a central heating radiator completing the room.

Lounge

A bright and spacious reception room featuring a UPVC double glazed window overlooking the rear garden and UPVC double glazed sliding patio doors providing direct access outside. Additional features include a central heating radiator, TV aerial point, telephone point, and a balustrade staircase rising to the first-floor landing.

Landing

The landing provides access to the loft via a loft hatch (loft boarded) and benefits from a useful airing cupboard, now utilised as practical storage with fitted shelving. There is also a smoke alarm and doors leading to all first-floor rooms.







Bedroom One

A generous double bedroom with a UPVC double glazed window overlooking the rear elevation, a central heating radiator, and a TV aerial point.

Bedroom Two

A well-proportioned second bedroom with a UPVC double glazed window to the front elevation and a central heating radiator.

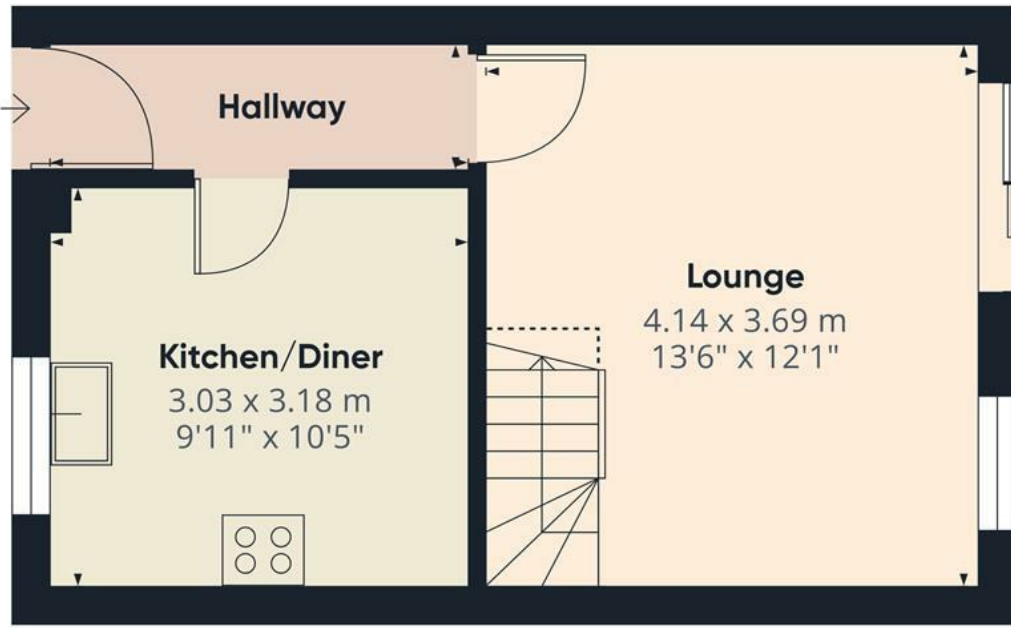
Family Bathroom

Fitted with a three-piece white suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with a folding glass shower screen and electric shower over. The room also benefits from tiled splashbacks, a UPVC double glazed obscure window to the front elevation, extractor fan, and central heating radiator.



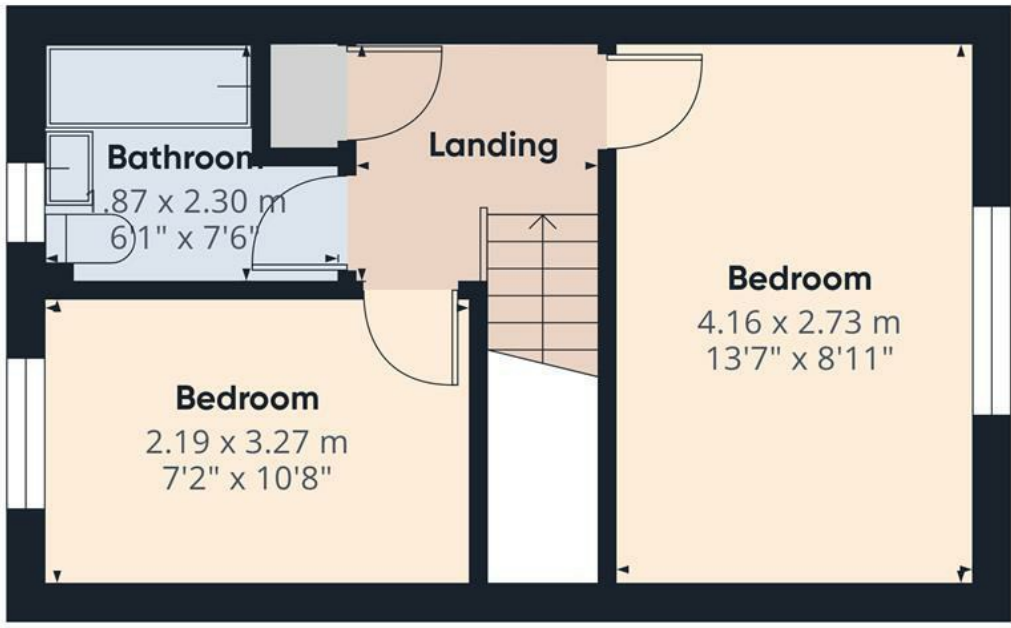






Approximate total area^m
54.8 m²
589 ft²

Reduced headroom
0.9 m²
10 ft²



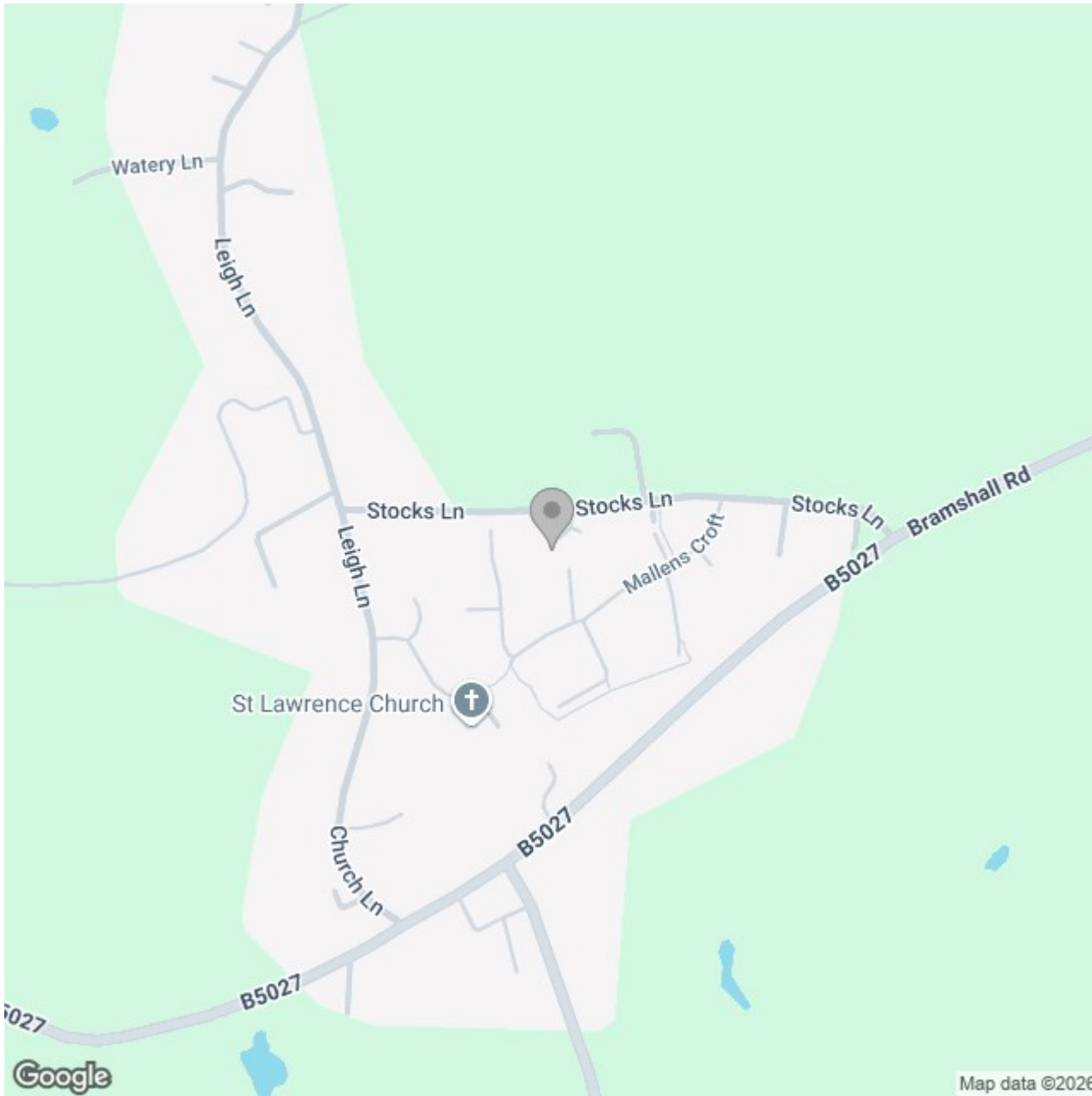
(1) Excluding balconies and terraces

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		88
(69-80) C	73	
(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	