



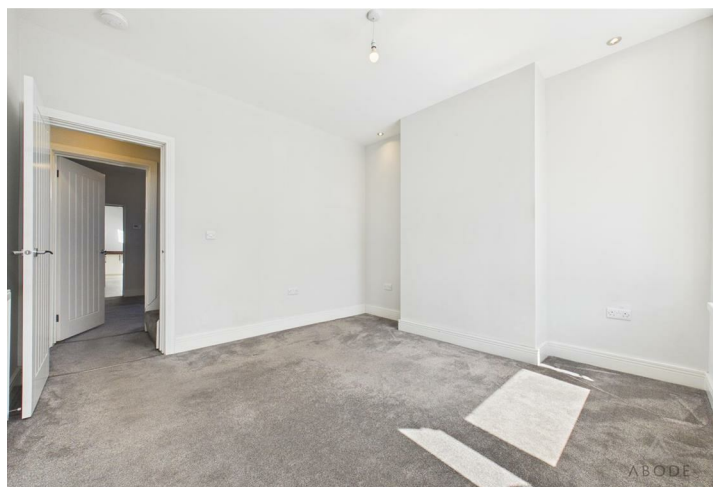


This attractive two-bedroom property offers well-proportioned accommodation arranged over two floors, combining traditional reception space with a modern and practical kitchen. Available with no chain and vacant possession.

The ground floor comprises a welcoming lounge with bay window, separate dining room with useful storage and a well-equipped kitchen featuring a vaulted ceiling, Velux windows and direct access to the rear patio.

To the first floor are two comfortable bedrooms, together with a family bathroom and access to the loft space.

The property benefits from a practical layout, generous natural light and useful storage, making it an appealing choice for first-time buyers, couples, downsizers or investors. The combination of separate living and dining accommodation, a spacious kitchen and two well-proportioned bedrooms provides a versatile home with excellent potential.



Lounge

Accessed via a composite front entrance door, the lounge provides a welcoming reception space featuring a UPVC double-glazed bay window to the front elevation, allowing an abundance of natural light into the room. Further benefits include a central heating radiator, smoke alarm and ceiling spotlighting. An internal door leads through to the dining room.

Dining Room

A well-proportioned dining room featuring a UPVC double-glazed window to the rear elevation and central heating radiator. The room also benefits from a useful storage cupboard, which houses the electrical consumer unit.

Kitchen

The kitchen is fitted with a range of matching wall and base-level storage cupboards and drawers, complemented by wood-block-effect preparation work surfaces.

The room benefits from a UPVC double-glazed window to the side elevation and a UPVC double-glazed door providing access to the rear patio. Features include a stainless-steel sink and drainer with mixer tap, stainless-steel extractor hood and plumbing and space for freestanding under-counter white goods.

Further benefits include a central heating radiator, vaulted ceiling with spotlighting, carbon monoxide detector and two Velux windows, providing additional natural light from above.







Landing

The first-floor landing benefits from a smoke alarm, access to the loft space via a loft hatch and central heating radiator. Internal doors provide access to both bedrooms and the family bathroom.

Bedroom One

A well-proportioned principal bedroom featuring two UPVC double-glazed windows to the front elevation, providing excellent natural light, together with a central heating radiator.

Bedroom Two

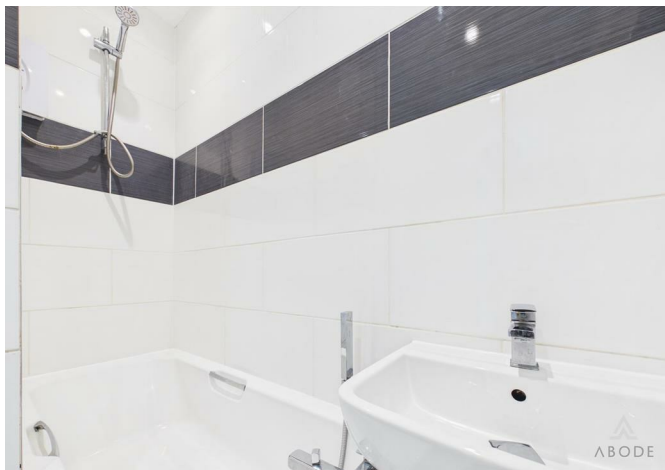
A comfortable second bedroom featuring a UPVC double-glazed window overlooking the rear elevation and central heating radiator.

Bathroom

The bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin with mixer tap and bath with electric shower over.

The room benefits from tiled wall coverings, extractor fan, ceiling spotlighting and a chrome heated towel radiator.







ABODE





Floor 0

Approximate total area⁽¹⁾

64.5 m²

694 ft²



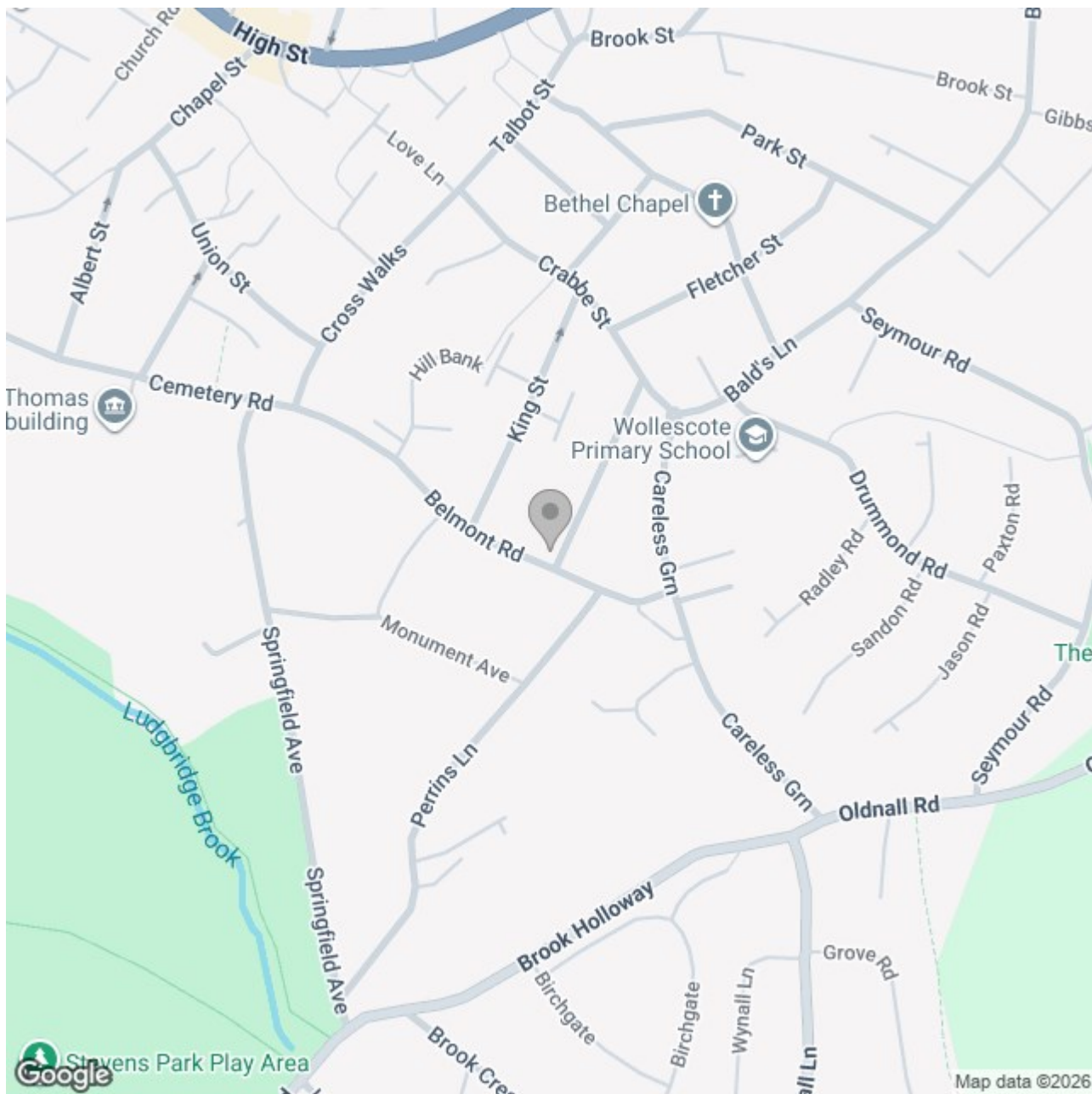
Floor 1



(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		85
(69-80) C	71	
(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 	