





A well presented traditional two bedroom terraced property, situated within a popular location, having been updated to a modern standard throughout. The property benefits from two reception rooms, two shower rooms, a large garden, modern kitchen and two double bedrooms as well as a further box room / study. Viewing is highly recommended strictly via appointment only.



## Accommodation

Leading through a UPVC front entrance door into:

### Dining Room

With central heating radiator, double glazed window to the front elevation and a door leading to:

### Living Room

With central heating radiator, double glazed window to the rear elevation, stairs rising to the first floor and door leading to:

### Kitchen

With a selection of matching wall and base units, hob with extractor over and electric oven below, space for fridge freezer and washing machine, wall mounted gas boiler, double glazed windows to the rear elevation, UPVC side access door and a door leading to:

### Wet Room

With low level WC, walk in shower, tiling to walls, wash hand basin with individual hot and cold taps and a double glazed window to the rear elevation.

### First Floor Landing

With recessed spotlighting and doors leading off to:

### Master Bedroom

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

### Bedroom Two

With central heating radiator, double glazed window to the rear elevation and a built in wardrobe.



### Bedroom / Box Room

With central heating radiator, double glazed window to the rear elevation.

### Shower Room

With a three piece suite comprising: low level WC, wash hand basin with mixer tap and a shower cubicle with shower over.

### Outside

The outside of the property to the rear elevation offers a generous garden having a patio area ideal for seating.







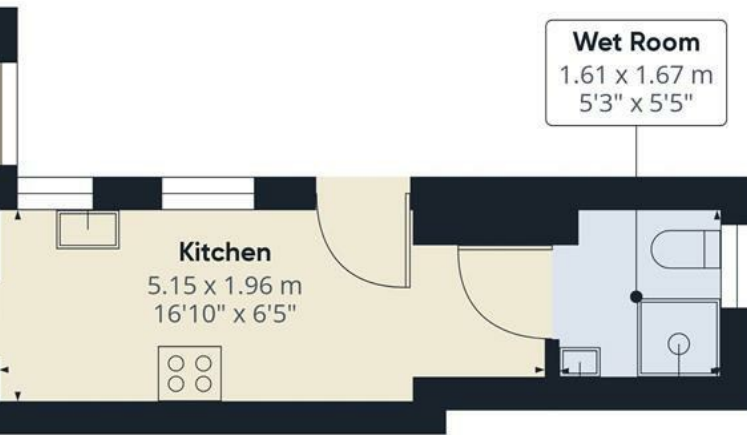






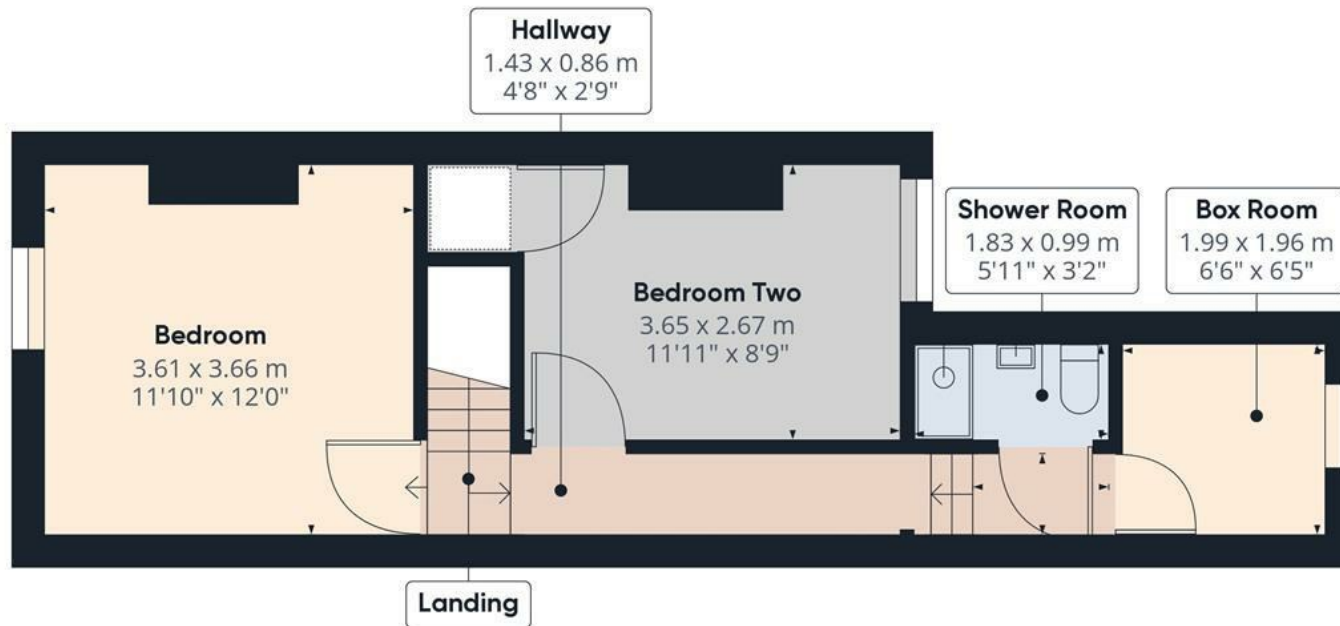






Floor 0

Approximate total area<sup>(1)</sup>  
71 m<sup>2</sup>  
764.26 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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

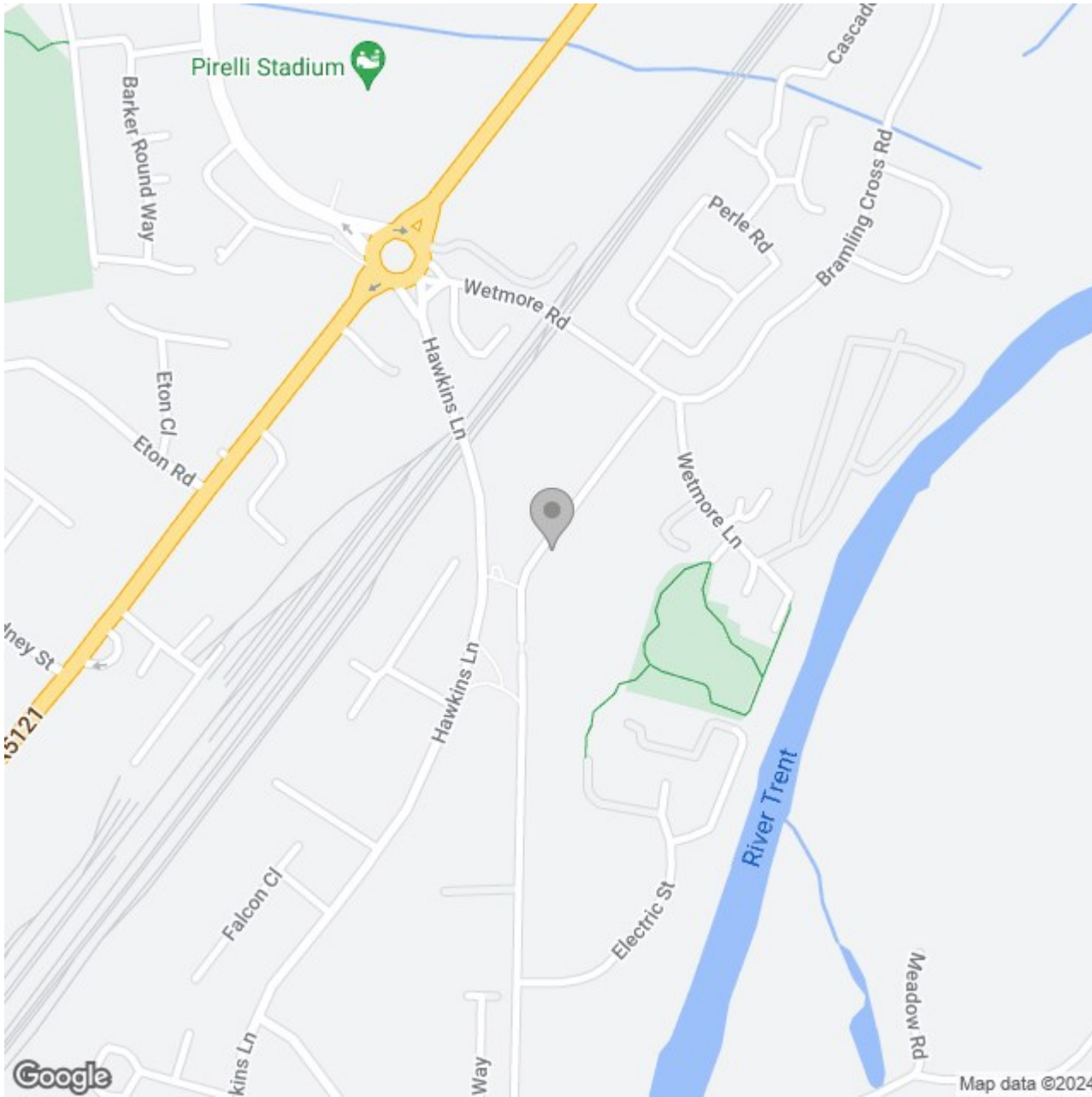
37.94 m<sup>2</sup>  
408.41 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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	