







**\*\* THREE BEDROOM END OF TERRACE \*\***  
**NO CHAIN \*\* SOUTH FACING GARDENS**  
**\*\***

This traditional three-bedroom end-of-terrace home offers spacious family living, featuring uPVC double glazing and gas central heating, and is available for sale with no upward chain.

The internal layout begins with a welcoming hallway, leading to a generous lounge at the front of the property. The kitchen overlooks the expansive rear garden, with a hallway leading to a practical shower wet room. Upstairs, the first floor accommodates three well-sized bedrooms. The extensive south-facing rear garden, primarily laid to lawn, includes a paved patio, perfect for outdoor enjoyment.

Viewings are by appointment only.





### Hallway

With a UPVC double glazed frosted front entry door, staircase rising to the first floor landing, electric storage heater, coat hooks, internal glass door leads to:

### Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, a focal point electric fireplace with a timber Adam style surround and tiled hearth, wall lighting, TV aerial point, useful stairs storage cupboard which has a UPVC double glazed frosted glass window and electrical consumer unit. Internal glass panel door from the lounge leads to:

### Kitchen

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eye-level storage cupboard and drawers with roll top preparation work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, four ring gas hob, oven/grill, extractor fan, space for further freestanding and under counter white goods, in housing is the central heating combination gas boiler, smoke alarm, internal glass panel door leads to:

### Side Hall

With UPVC double glazed entry door, internal door leads to:



### Shower Room

With a UPVC double glazed frosted glass window to the rear elevation, featuring a back room suite comprising of floating wash hand basin, low level WC, electric shower over with wet room flooring and tiling to wall coverings, extractor fan and wall heater.

### Landing

With a UPVC double glazed frosted glass window to the side elevation, smoke alarm, access into loft space via loft hatch, internal doors lead to:











### W.C.

With a low-level WC, pedestal wash hand basin with tiled splashback, timber panelling to lower wall half and extractor fan.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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



### Outside

To the front elevation is a low maintenance fore garden which is mainly gravelled throughout, enclosing timber fence panels and wrought iron fencing to the front. The foregarden features a range of decorative plants and a pathway leading to side entrance and front door.

The extensive rear garden has an entertaining deck patio area and a low maintenance front half. The remainder is mainly laid to lawn with decorative plants and a further gravelled area to the rear perfect for the avid gardener. Enclosing the garden are timber fence panels with concrete posts and benefits from a south facing aspect.











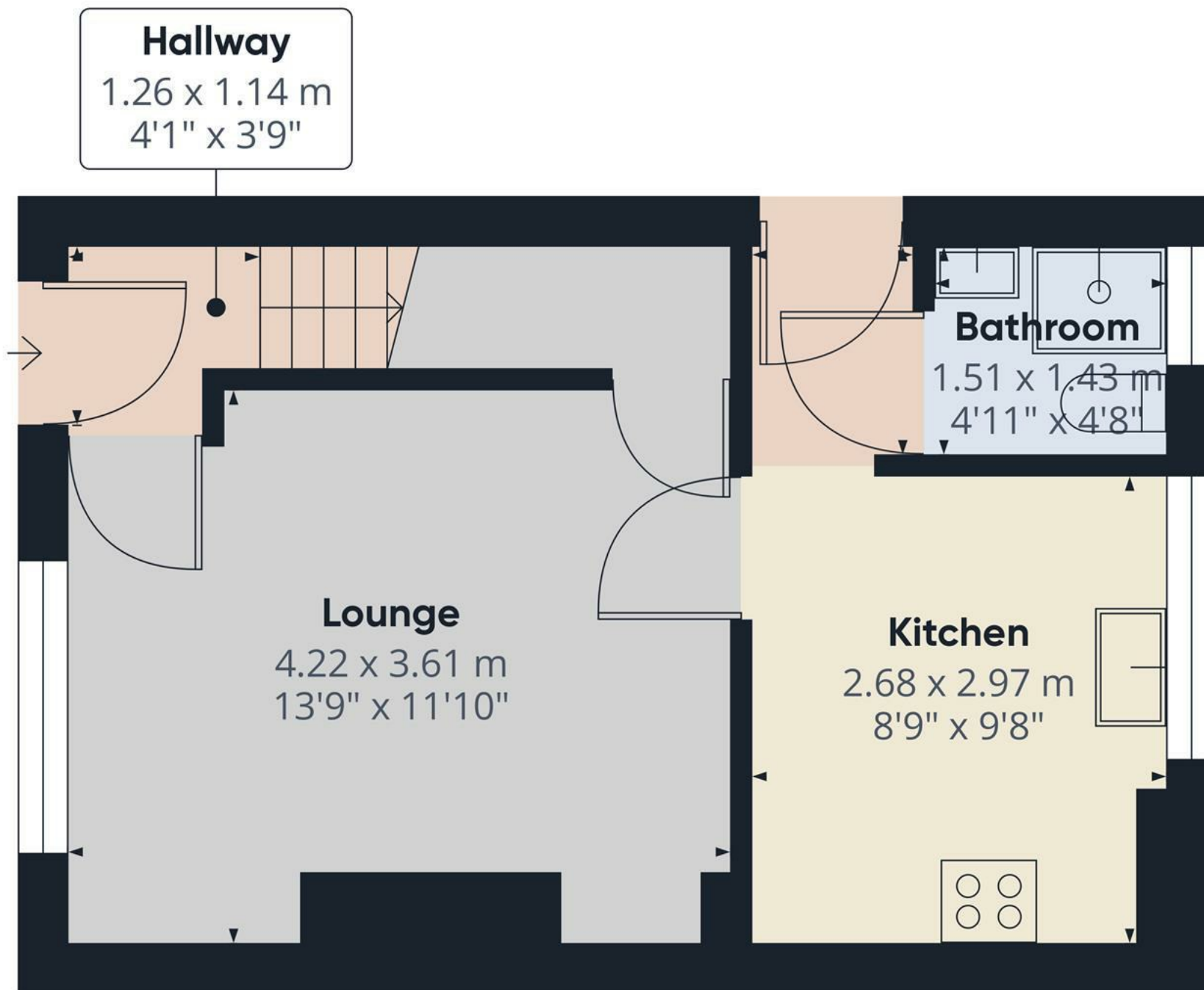












Floor 0

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

29.96 m<sup>2</sup>

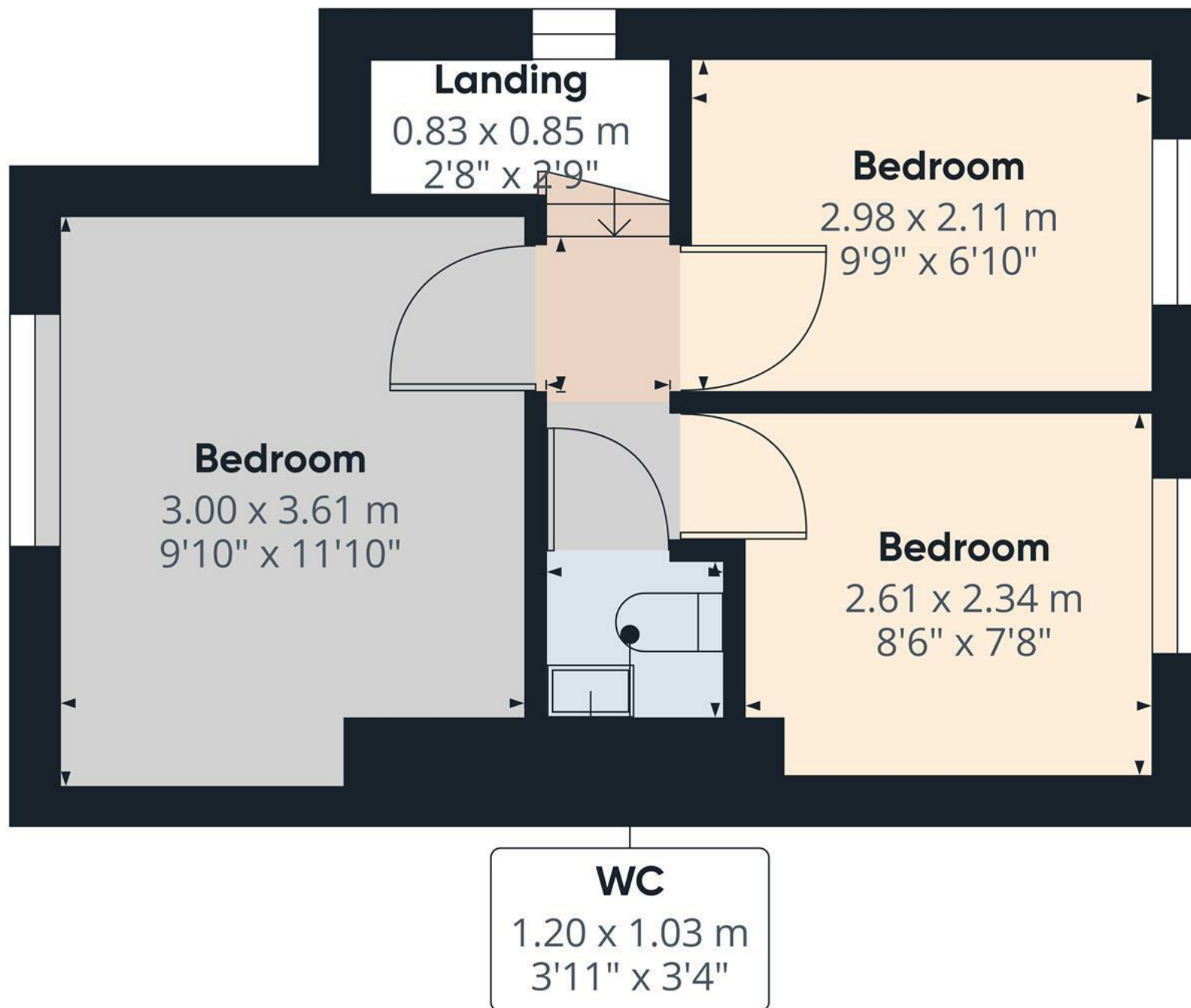
322.49 ft<sup>2</sup>

(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.

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Floor 1

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

25.99 m<sup>2</sup>

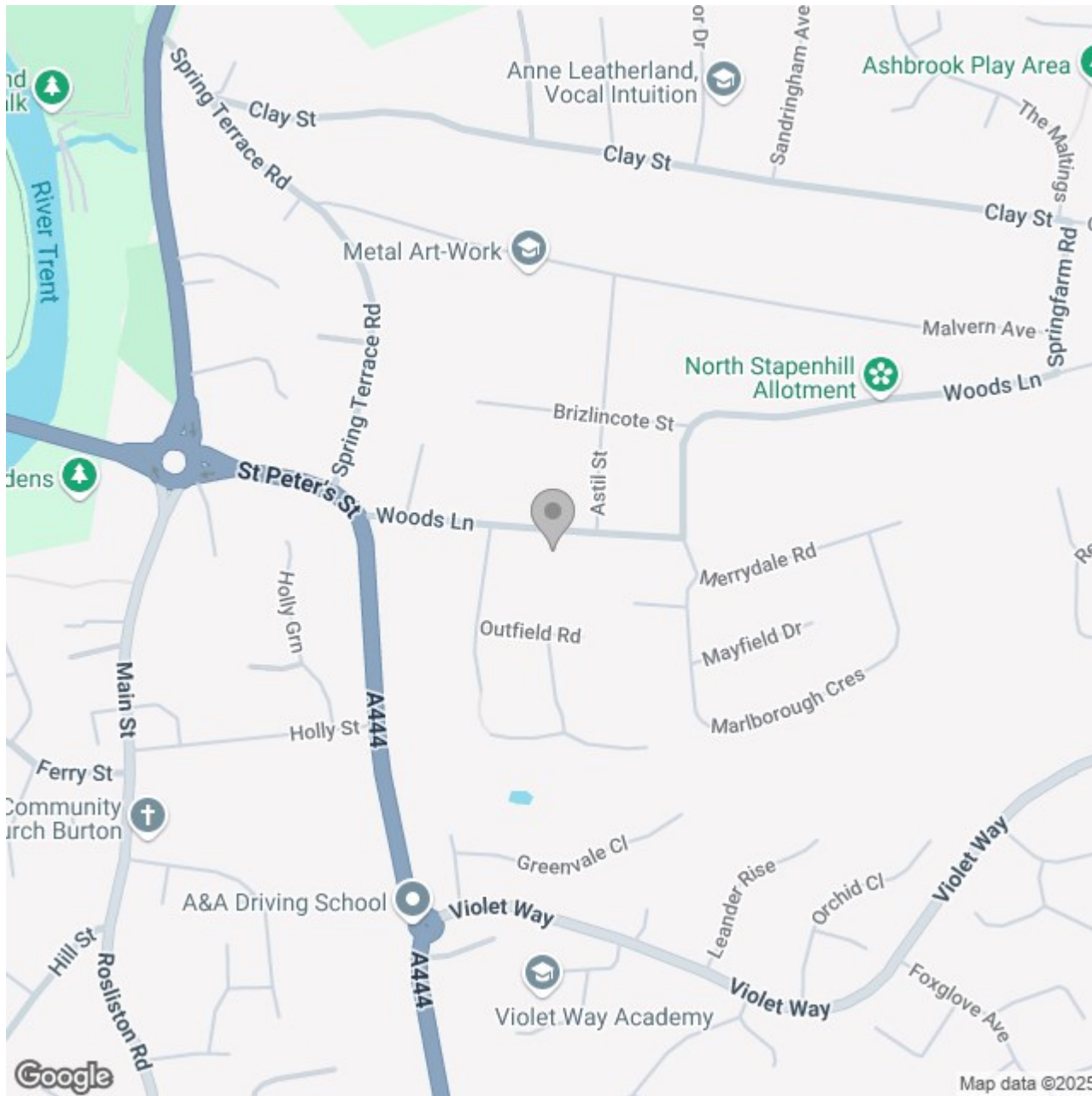
279.75 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

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