







**\*\*CHAIN FREE\*\***. A beautifully presented end-of-terrace home offering three bedrooms, two bathrooms, and a cloakroom. The property features new carpets, a spacious lounge, a modern kitchen/dining room, a master bedroom with en-suite, two further bedrooms, and a family bathroom. Additional benefits include UPVC double glazing, gas central heating, front and rear gardens, and a driveway for two cars. Located in a popular village setting.



## Accommodation

### Ground Floor Description

The entrance hall provides access to the cloakroom and lounge, with stairs leading to the first floor. The lounge is bright and welcoming, featuring an under-stairs storage cupboard and access to the kitchen/dining room. The modern kitchen is fitted with a range of units, a built-in oven, a four-ring gas hob, and space for appliances. Double doors lead out to the rear garden.

### First Floor Description

The landing provides access to three bedrooms, a family bathroom, and a storage cupboard. The master bedroom benefits from an en-suite shower room. The second and third bedrooms overlook the rear garden. The family bathroom is fitted with a panelled bath, wash hand basin, and WC.

### Outside Description

The property features a well-maintained front garden and a double-width driveway providing parking for two cars. The rear garden is established with a lawn, shrubs, and a sun patio seating area, along with an outside cold water tap.

### Services

The property is believed to be connected to mains water, drainage, electricity, and gas. Purchasers are advised to verify service suitability with their legal representatives. Tenure is freehold. Estate Management charges may apply.









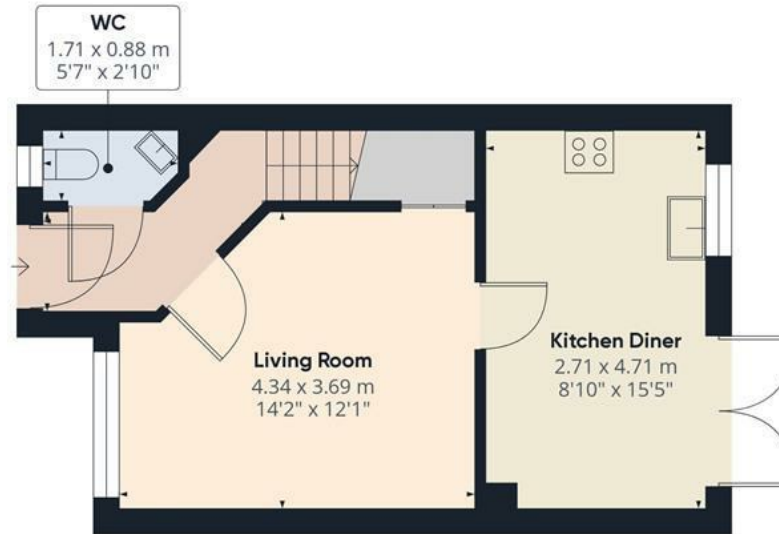




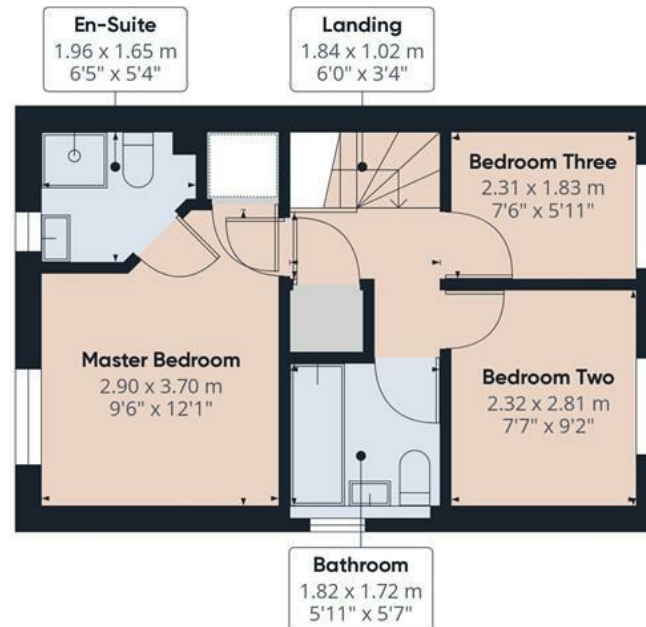








Floor 0



Floor 1

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

65.13 m<sup>2</sup>

701.06 ft<sup>2</sup>

(1) Excluding balconies and terraces.

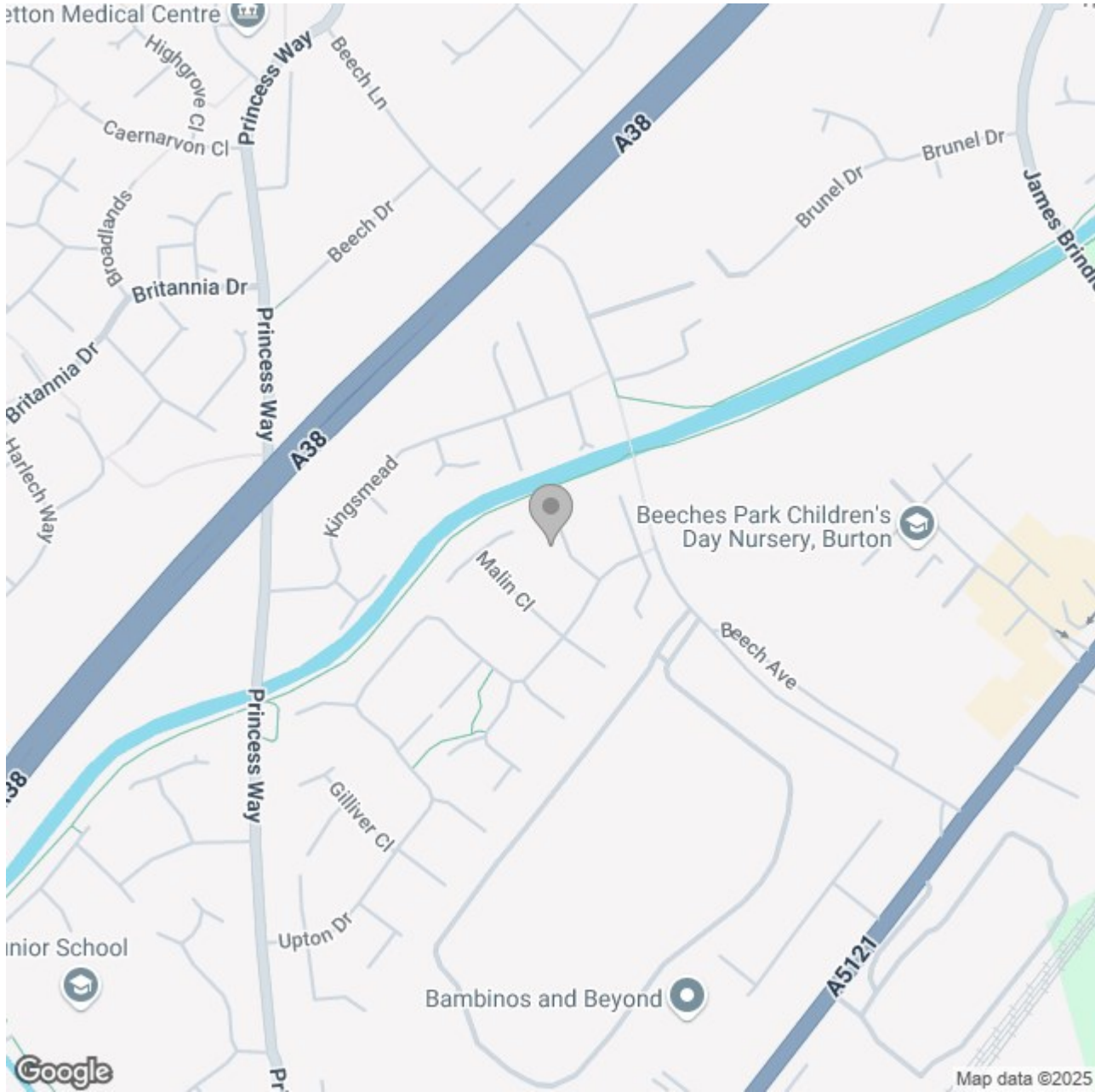
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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>	<b>82</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		

England & Wales

EU Directive 2002/91/EC