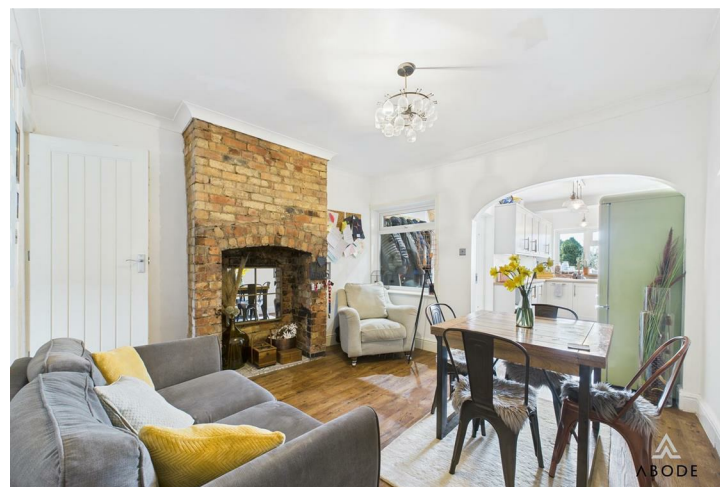






**\*\*NO CHAIN\*\***

A beautifully presented and thoughtfully modernised three-bedroom traditional terraced home, offering spacious accommodation across three floors. The ground floor features two well-proportioned reception rooms, a fitted kitchen, and a versatile utility/boot room. On the first floor, there are two generous double bedrooms and a stylish shower room, while the second floor boasts a further well-sized bedroom. This charming home seamlessly blends character with contemporary updates, making it an excellent choice for a variety of buyers. Viewing is highly recommended, strictly by appointment only.



## Accommodation

### Ground Floor

A composite front entrance door opens into a welcoming porch, with an internal door leading into the spacious living room. This inviting space features a double-glazed window to the front elevation, offering an open aspect, a central heating radiator, and an exposed chimney. A door leads through to the inner hallway, which houses a central heating radiator, stairs rising to the first floor, and a further door opening into the dining area. The dining area continues the characterful charm with another exposed brick chimney, a central heating radiator, and a double-glazed window. An open archway leads seamlessly into the modern fitted kitchen, which is well-equipped with a range of matching wall and base units, an induction hob with an electric oven below and extractor over, a sink with a mixer tap and drainer, and space for a fridge freezer. A double-glazed window to the rear elevation provides a pleasant outlook.

### First Floor

Stairs rise from the inner hallway to the first-floor landing, which provides access to two well-proportioned bedrooms, a shower room, and a further staircase leading to the second floor. The master bedroom benefits from a selection of fitted wardrobes, a central heating radiator, and a double-glazed window to the front elevation, offering scenic views over adjacent open land. The second bedroom features a built-in wardrobe, a central heating radiator, and a double-glazed window



overlooking the rear aspect. The modern shower room is fitted with a stylish three-piece suite comprising a walk-in shower with a gravity-fed shower over, a low-level WC, and a built-in storage unit. A double-glazed window to the rear elevation allows for natural light and ventilation. Additionally, the shower room has plumbing and space available for a bath if desired.

### Second Floor

From the first-floor landing, stairs ascend to the second







floor, where a door leads into a spacious third bedroom. This room benefits from eaves storage and enjoys excellent natural light, with double-glazed windows to both the front and rear elevations.

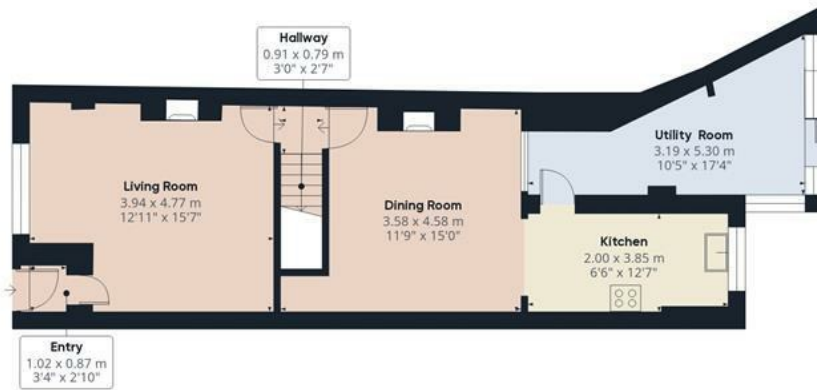












Floor 0



Floor 1



Floor 2

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

101.63 m<sup>2</sup>

1093.95 ft<sup>2</sup>

**Reduced headroom**

4.79 m<sup>2</sup>

51.54 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

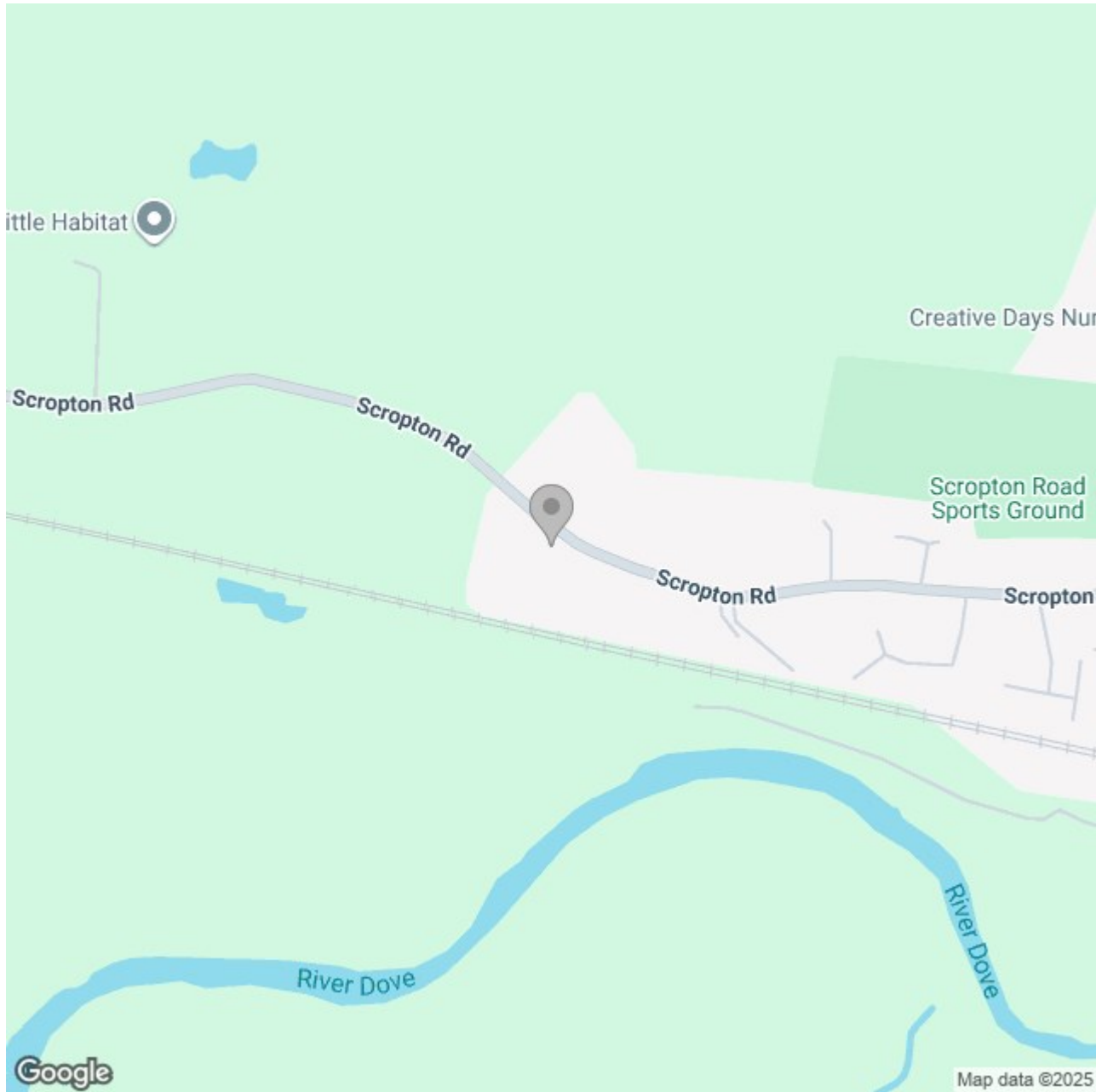
..... Below 1.5 m/5 ft

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.

**GIRAFFE360**





| 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>                            | <b>57</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  |           |