







A modern two-bedroom end-townhouse, ideally located in a popular residential area, offering stylish living accommodation and off-street parking.

This beautifully presented home comprises a contemporary fitted kitchen, spacious lounge-diner opening onto a private enclosed rear garden, two well-proportioned double bedrooms, and a modern family bathroom. Ideal for first-time buyers or down-sizers, viewing is highly recommended.



  
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## Accommodation

### Ground Floor:

The ground floor accommodation comprises an entrance hallway with stairs rising to the first floor and doors leading to a guest cloakroom fitted with a modern two-piece suite, a contemporary fitted kitchen equipped with a range of matching wall and base units, integrated oven and gas hob with extractor hood, and ample workspace. To the rear, the spacious lounge-diner benefits from an abundance of natural light provided by double-glazed French doors leading directly to the enclosed rear garden, making it ideal for relaxing or entertaining.

### First Floor:

Upstairs, the landing provides access to two generous double bedrooms, with the master bedroom featuring built-in storage and dual-aspect windows creating a bright and airy feel. The second double bedroom offers excellent space and flexibility. A modern family bathroom fitted with a three-piece suite, including a bath with shower attachment, completes the first-floor accommodation.

### Outside:

Externally, the property enjoys a front lawn and driveway providing off-street parking for two cars. To the rear, the enclosed private garden is laid mainly to lawn with a paved patio area, ideal for outdoor dining and enjoying the warmer months, all bordered by secure timber fencing.











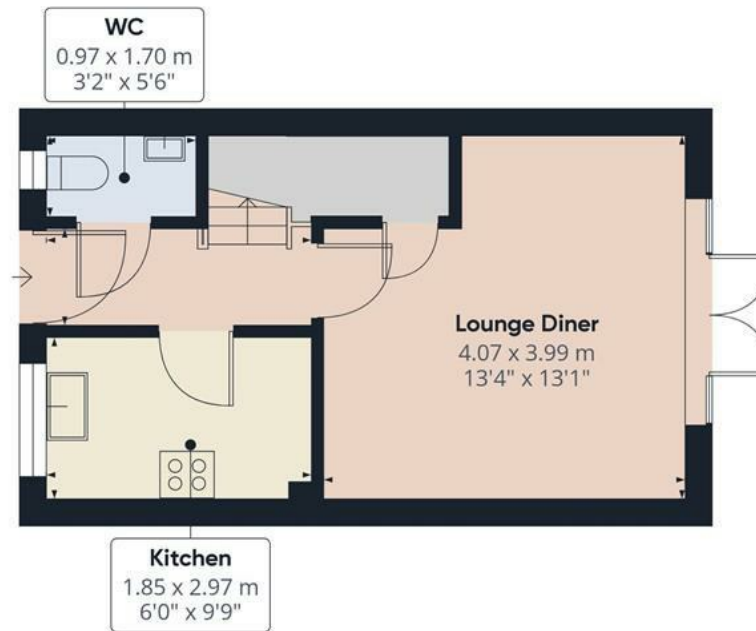












Floor 0



Floor 1



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

53.39 m<sup>2</sup>

574.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

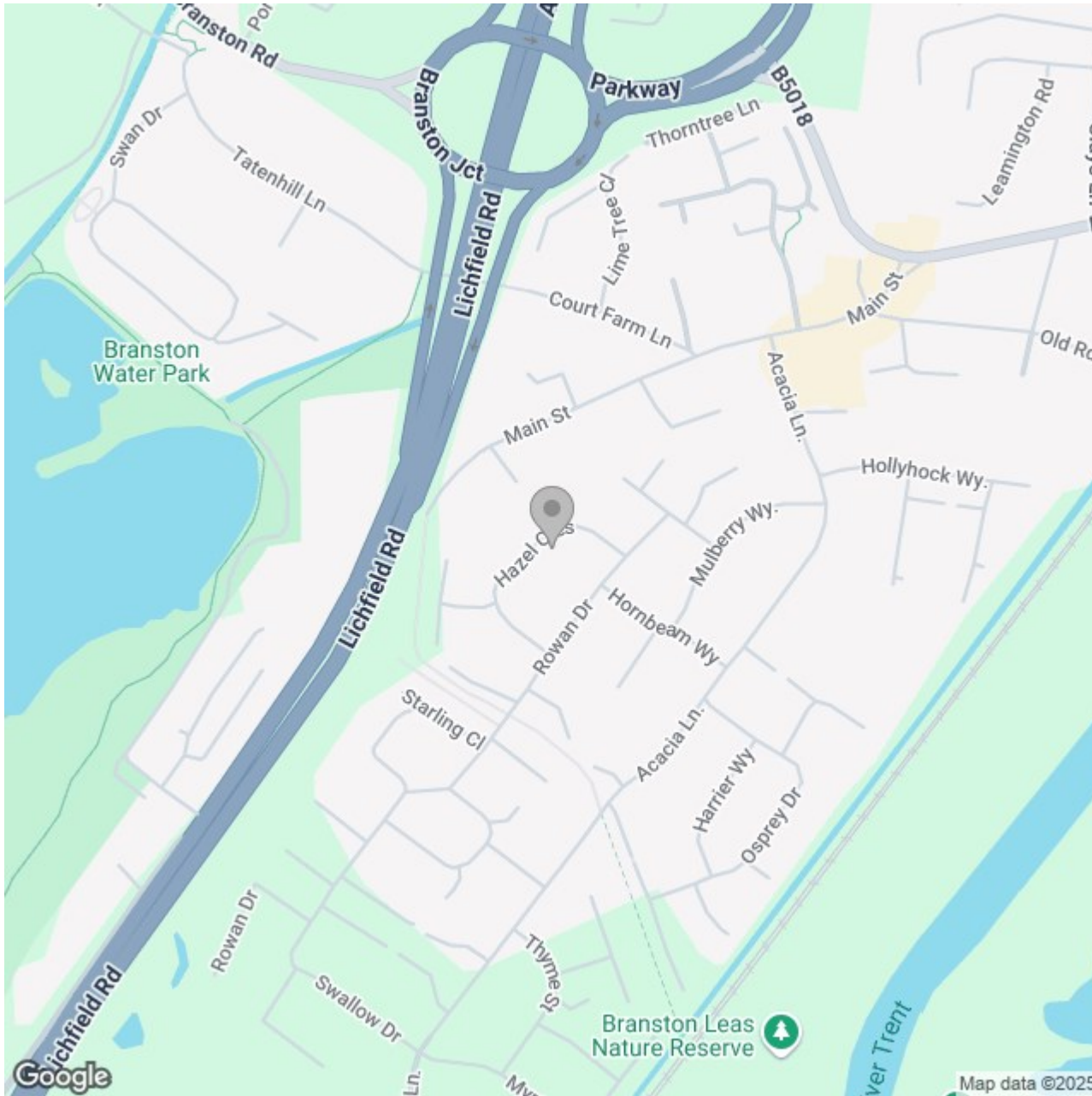
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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>83</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  |           |