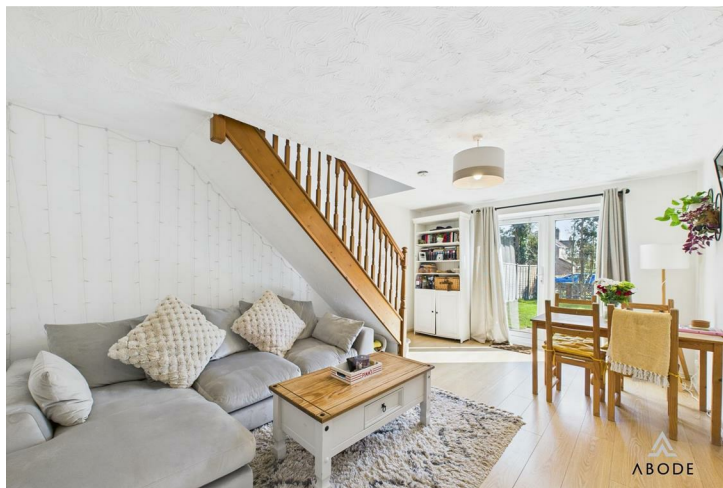
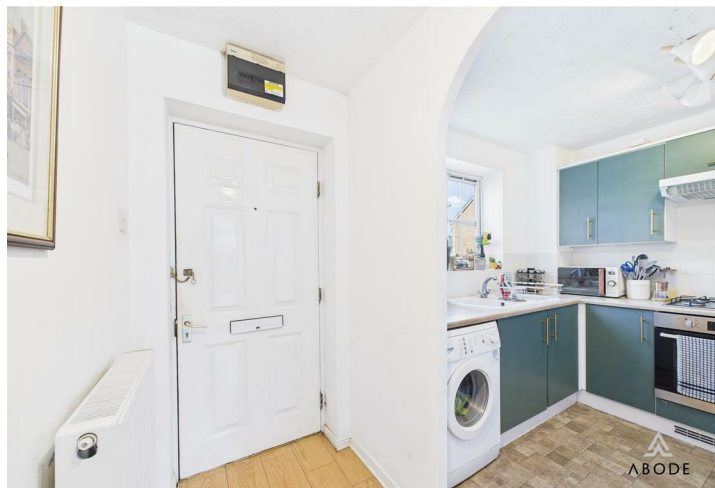






A well-presented two-bedroom mid-terraced home situated in a popular residential area, ideal for first-time buyers or investors. The property benefits from gas central heating, double glazing throughout, off-street parking, and a private rear garden.

Offering practical and well-proportioned living space across two floors, this home is available to view strictly by appointment only.



Accommodation

Ground Floor

The accommodation begins with an entrance hall, leading into a well-equipped kitchen fitted with matching wall and base units, a roll-edge laminate work surface, four-ring gas hob with electric oven below, and space for appliances. The wall-mounted Worcester Bosch boiler is also housed here, and a double-glazed window overlooks the front aspect. To the rear, the spacious lounge diner enjoys views over the garden through double-glazed French doors and includes two central heating radiators, with stairs rising to the first floor.

First Floor

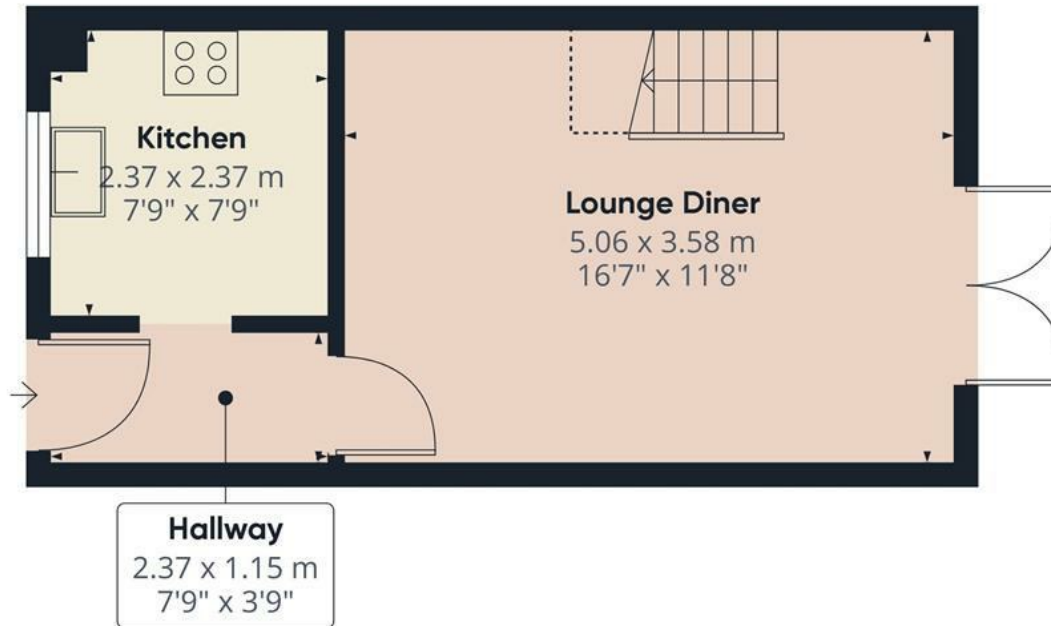
Upstairs, the property offers two well-sized bedrooms, each featuring built-in wardrobes and central heating radiators. A family bathroom serves the first floor and includes a three-piece suite comprising a panelled bath with mixer tap and gravity shower, pedestal wash hand basin, and a low-level WC. The bathroom also features partially tiled walls and a double-glazed window with opaque glass.

Outside

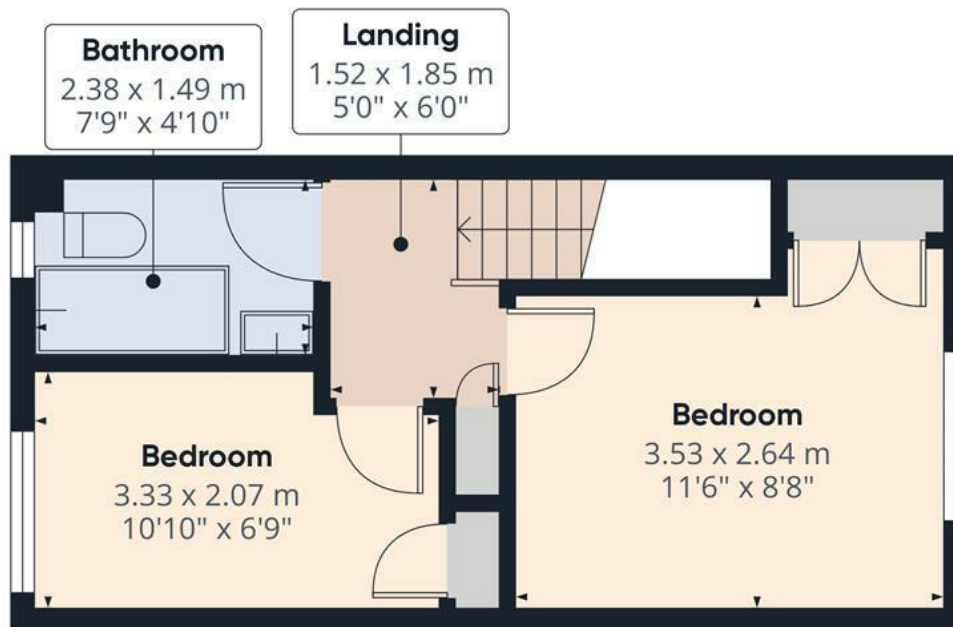
To the front, the property benefits from a tarmac driveway providing ample off-street parking. The rear garden is mainly laid to lawn and enjoys a good level of privacy, fully enclosed by timber fencing and complemented by a paved patio area, ideal for outdoor seating or entertaining.







Floor 0



Floor 1

Approximate total area⁽¹⁾

50.42 m²
542.72 ft²

Reduced headroom

1.28 m²
13.74 ft²

(1) Excluding balconies and terraces

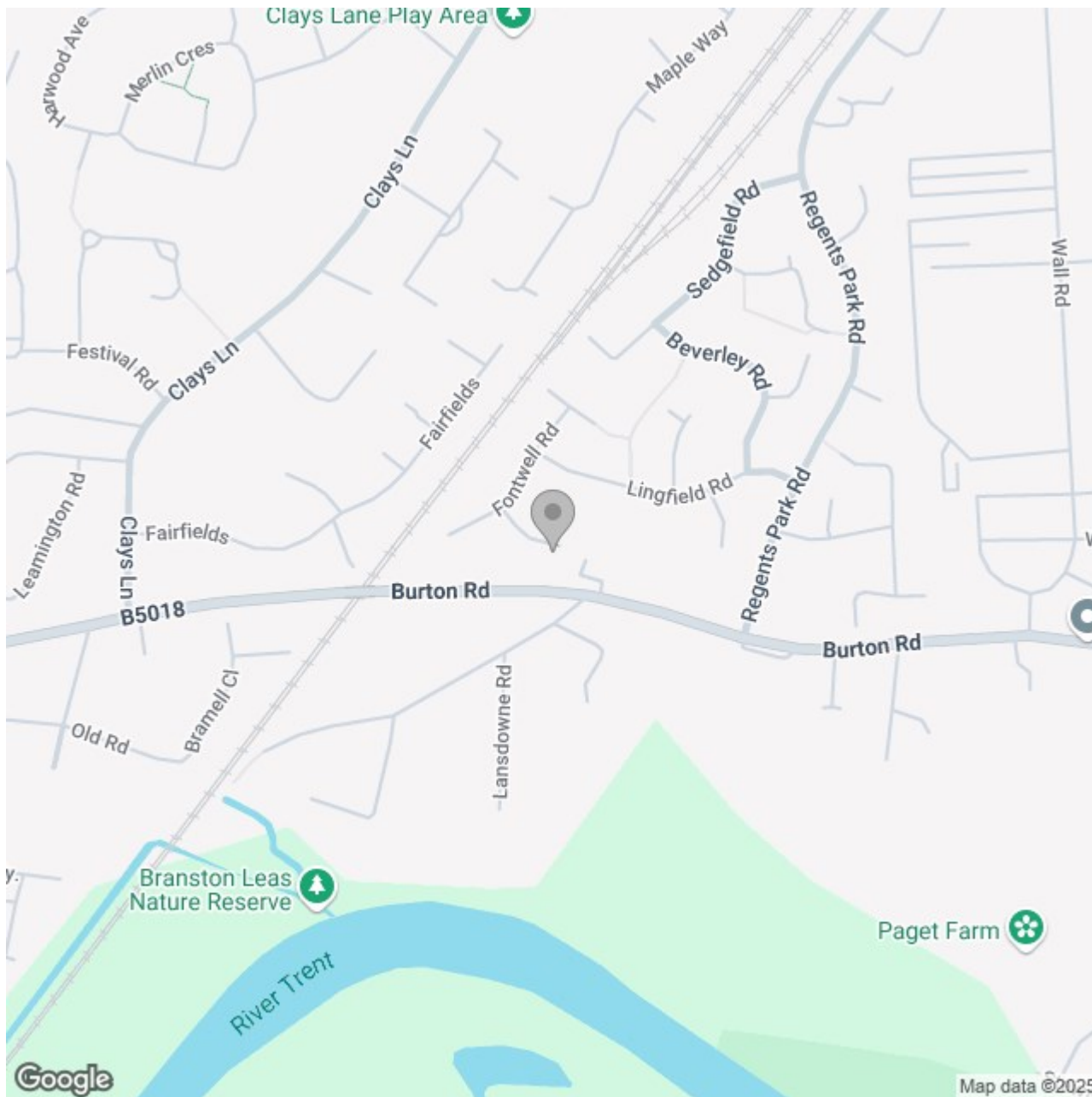
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 