





## Ideal for First-Time Buyers or Investors – Two Bedroom Mid-Townhouse

Offered with no upward chain, this well-kept two-bedroom mid-townhouse features UPVC double glazing, gas central heating, and off-road parking for several vehicles.

Inside, the property includes a modern kitchen, spacious lounge diner, bright conservatory, two bedrooms, and a contemporary bathroom. Outside, the enclosed rear garden offers a patio, lawn, raised area with shed, and gated access to a green space. There is also allowance for further off street parking in a parking pay to the rear of the property (at Parva Court).



A fantastic, move-in ready home –  
viewing is highly recommended.

  
**ABODE**  
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## Hallway

The hallway features laminate flooring throughout and a PVC front entrance door. It houses the thermostat, telephone point, electric meter, gas meter, and the electrical consumer unit.

## Kitchen

The kitchen benefits from a UPVC double glazed window to the front elevation and is fitted with a range of matching base and eye-level storage cupboards and drawers. It includes roll-top preparation work surfaces and integrated appliances such as a stainless steel sink and drainer with mixer tap, a freestanding oven and grill with a four-ring gas hob, an extractor fan, and a Worcester gas central heating boiler. The flooring is fully tiled, with spot lighting to the ceiling and a central heating radiator.

## Lounge/Diner

The lounge diner features laminate flooring throughout and includes a TV aerial point and a focal point electric fireplace. A central heating radiator provides warmth, and a double glazed PVC door leads into the conservatory.

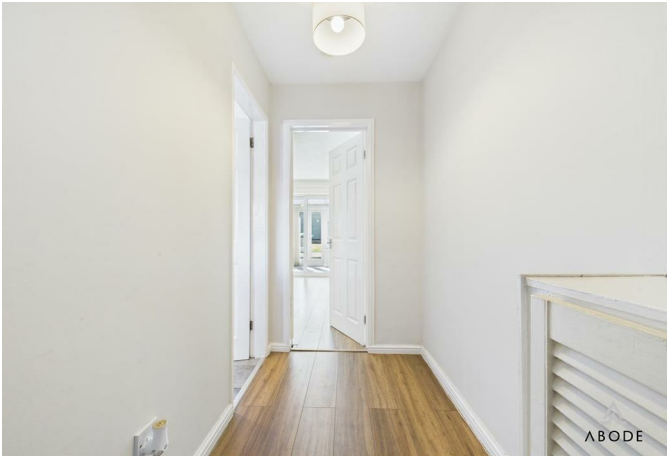
## Conservatory

The conservatory is surrounded by UPVC double glazed windows to all elevations, allowing for ample natural light. It is fitted with a central heating radiator and a set of UPVC double glazed French doors providing access to the rear patio.

## Landing

With access to loft space via loft hatch and internal doors leading to.







### Bedroom One

Bedroom One includes a UPVC double glazed window to the rear elevation, a central heating radiator, and an over-stairs double wardrobe with hanging rail and shelving.

### Bedroom Two

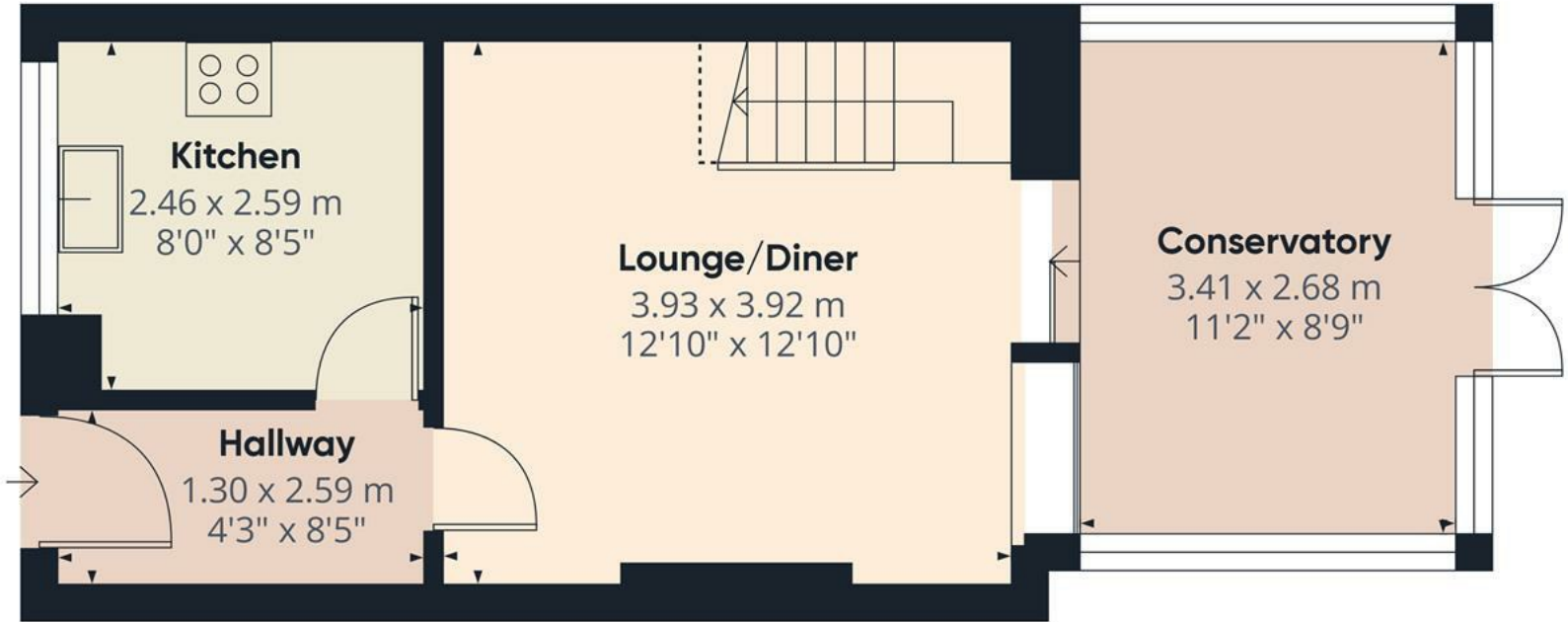
Bedroom Two features a UPVC double glazed window to the front elevation, a central heating radiator and a built-in double wardrobe with sliding doors comprising of hanging rails.

### Bathroom

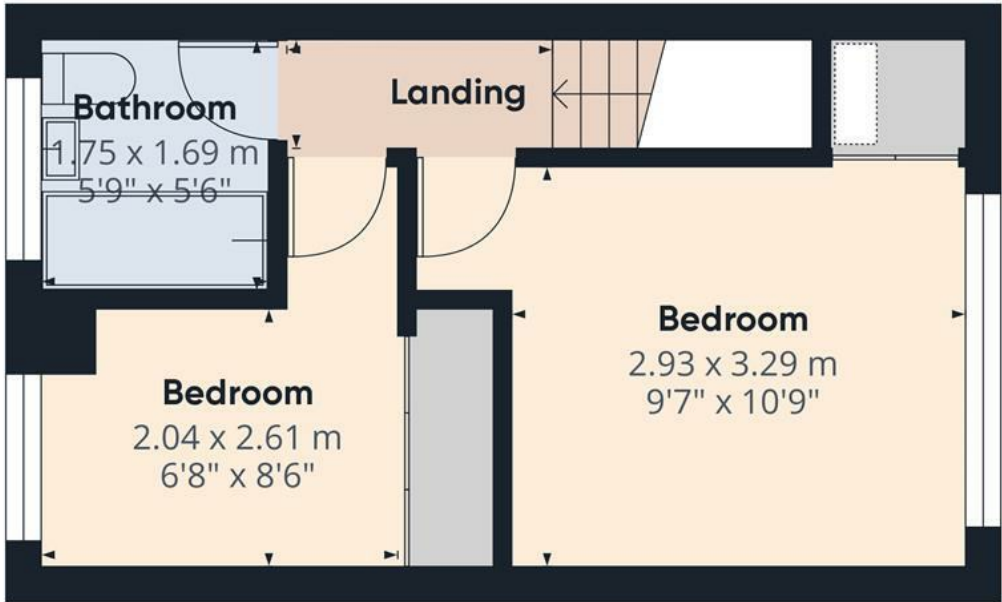
The bathroom comprises a three-piece suite consisting of a low-level WC with button flush, a pedestal wash hand basin, and a bath unit with a glass screen and shower over. The room includes complementary tiled wall coverings, a UPVC double glazed frosted glass window to the front elevation, and a heated towel radiator.







Floor 0



Floor 1

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

58.92 m<sup>2</sup>

634.21 ft<sup>2</sup>

**Reduced headroom**

1.14 m<sup>2</sup>

12.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

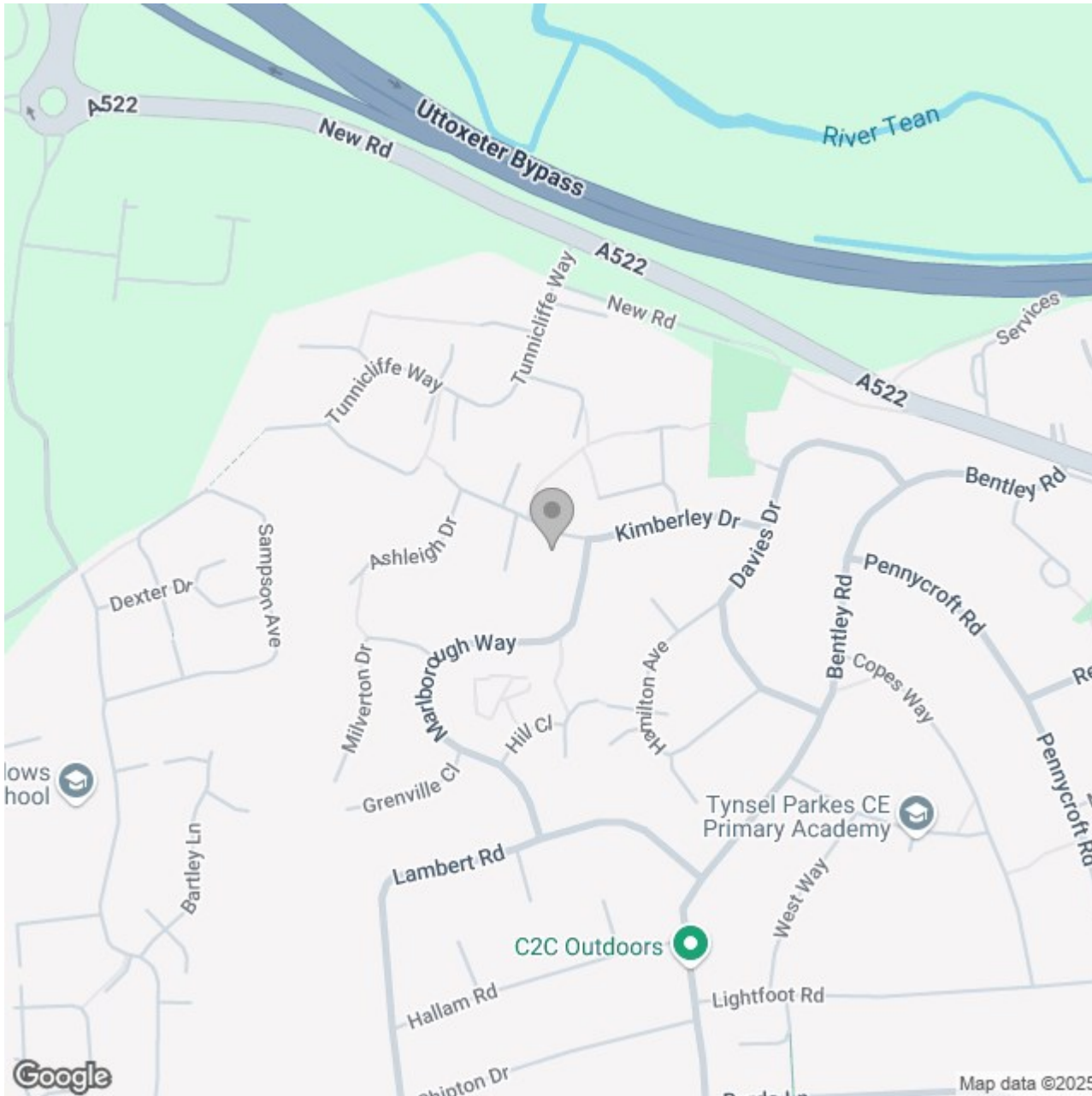
**Reduced headroom**

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

**GIRAFFE360**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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
 