





Abode Estate Agents are pleased to present this charming traditional terrace Victorian home, offered to the market with no upward chain and immediate vacant possession, making it an ideal purchase for buyers looking for a smooth and speedy move, all the while backing onto open fields.

Well maintained and full of character, the property benefits from double glazing throughout, creating a bright and welcoming atmosphere. Set on a deceptively generous plot, it also features versatile outbuildings to the rear.

Ideally located just a short walk from the town centre, the property enjoys easy access to a range of local amenities, schools, and shops, with excellent transport links nearby, including the A5 for commuting.

This home provides an exciting opportunity for buyers seeking a property with scope to update and personalise. Early viewing is strongly recommended to fully appreciate what's on offer.



  
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SALES & LETTINGS

## Dining Room

This delightful dining room boasts a UPVC double glazed window to the rear elevation, bathing the space in natural light. The focal point is an electric fireplace, creating a cozy ambiance perfect for entertaining. A central heating radiator ensures comfort, while a TV aerial point adds modern convenience. An internal opening leads into the lounge.

## Lounge

The spacious lounge has a UPVC double glazed bay window to the front elevation. Centered around an electric fireplace, the room exudes warmth and character. Additional features include a telephone point, a meter cupboard housing the consumer unit and electric meter, and a central heating radiator. A practical under-stairs storage cupboard offers space for utilities, while an internal glass panel door provides access to the kitchen.

## Kitchen

This functional kitchen has a UPVC double glazed window to the side elevation and a UPVC double glazed rear entry door, filling the space with natural light and providing convenient access to the outdoors. The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by roll top preparation work surfaces and complementary tiling to the surrounding areas. A stainless steel sink and drainer with mixer tap, an integrated oven/grill and space for freestanding under-counter white goods ensure flexibility for additional appliances.



## Landing

A well-presented landing serves as the hub of the first floor, complete with a smoke alarm for safety and a central heating radiator. Internal doors lead to the bedrooms and en suite, offering a practical and airy space to navigate the upper level.







### Bedroom One

A generously sized master bedroom featuring a UPVC double glazed window to the rear elevation. Equipped with a central heating radiator and a built-in double wardrobe with shelving, this room offers ample storage. An internal folding door leads to a private en suite

### En-suite

A beautifully appointed en suite benefits from a UPVC double glazed frosted glass window to the rear elevation for privacy and natural light. The three-piece bathroom suite comprises a low-level WC, a pedestal wash hand basin, and a bath unit with shower over, perfect for relaxation. A central heating radiator ensures warmth, while a range of built-in storage cupboards with shelving, including one housing the hot water immersion tank, provides practical storage solutions.

### Bedroom Two

A well-proportioned second bedroom with a UPVC double glazed window to the front elevation, offering pleasant views and abundant natural light. A central heating radiator maintains a cozy environment, and a useful over-stairs storage wardrobe with hanging rails and coat hooks adds valuable storage, making this room ideal for guests or family.

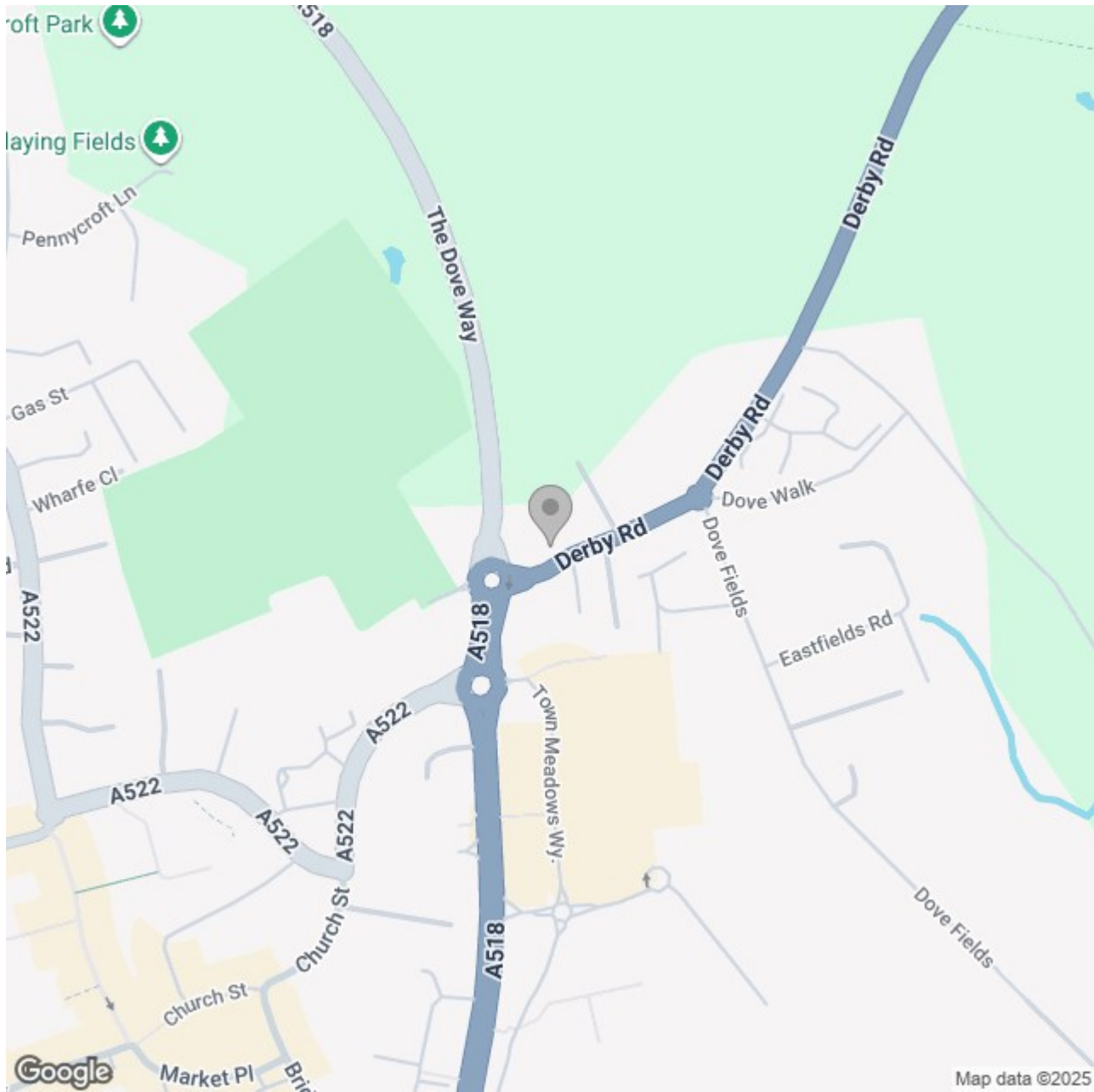
### Outbuildings

The property is complemented by two versatile outbuildings, offering excellent storage and utility space for a variety of needs. The front outbuilding is thoughtfully designed, housing the central heating boiler and providing ample space for additional freestanding appliances, making it an ideal utility area. The rear outbuilding serves as a generous storage space, featuring a glazed window to the rear for natural light, a water tap for practicality, and a rear entry door for convenient access. These outbuildings add significant functionality, catering to the needs of modern homeowners.









| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   |                                                                                                               | 77        |
| (55-68) D                                   |                                                                                                               |           |
| (39-54) E                                   | 40                                                                                                            |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |