





ABODE Estate Agents are pleased to present this three bedroom semi-detached property, ideally situated close to schools, shops, and excellent transport links including the A50. Offered with no upward chain and vacant possession, it's an ideal purchase for families or first-time buyers seeking a home with space and potential.

The accommodation includes a welcoming porch with tiled flooring and UPVC double glazing, leading into a hallway with access to the main living areas. The spacious lounge features dual-aspect UPVC double-glazed windows, a gas fireplace with timber Adam-style surround, and TV and telephone points. The kitchen-diner is fitted with matching units, an integrated gas hob and oven, under-stairs storage, and windows to both front and rear, with access to a rear porch and garden.

Upstairs, the landing provides access to all bedrooms, a bathroom with separate WC, and a loft. Bedroom one benefits from dual front-facing windows, while bedrooms two and three offer comfortable space and central heating. The property also includes a UPVC double-glazed window in each room and a gas central heating system throughout.

Externally, a generous west-facing rear garden offers ample space for outdoor living and an abundance of potential.



ABODE
SALES & LETTINGS

Porch

With UPVC double-glazed windows to front and side, tiled flooring, composite door, and internal door to hallway.

Hallway

With staircase to first floor and internal doors to living areas.

Lounge

With two UPVC double-glazed windows to front and rear, central heating radiator, TV aerial point, gas fireplace with timber Adam-style surround and granite hearth and master telephone socket.

Kitchen/Diner

With two UPVC double-glazed windows to front and rear, central heating radiator, meter cupboard with consumer unit and gas meter, matching base and eye-level storage units with tiled surrounds, integrated gas hob with extractor fan, oven/grill, one-and-a-half composite sink with mixer tap, TV aerial point, under-stairs storage cupboard, and internal door to rear porch.

Rear Porch

With rear entry door and under-stairs storage cupboard.

Landing

With access to loft space, smoke alarm, airing cupboard with central heating gas boiler, UPVC double-glazed window to rear, and internal doors to bedrooms and bathroom.

Bedroom One

With two UPVC double-glazed windows to front, and central heating radiator.



Bedroom Two

With UPVC double-glazed window to front, central heating radiator, and telephone point.

Bedroom Three

With UPVC double-glazed window to rear, and central heating radiator.

Cloaks/W.C.

With UPVC double-glazed frosted glass window to rear, and low-level WC.

Bathroom

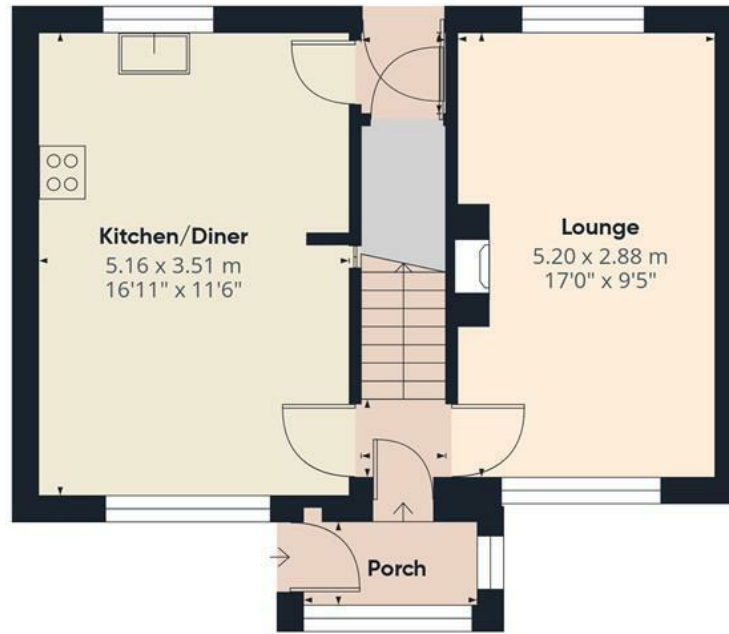




With UPVC double-glazed frosted glass window to rear,
pedestal wash hand basin, bath unit, tiled wall coverings,
and central heating radiator.





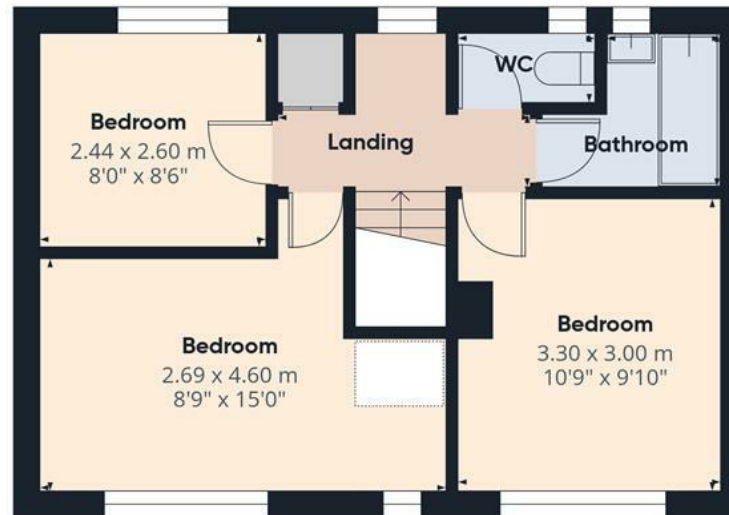


Floor 0

Approximate total area⁽¹⁾

75.9 m²

817 ft²



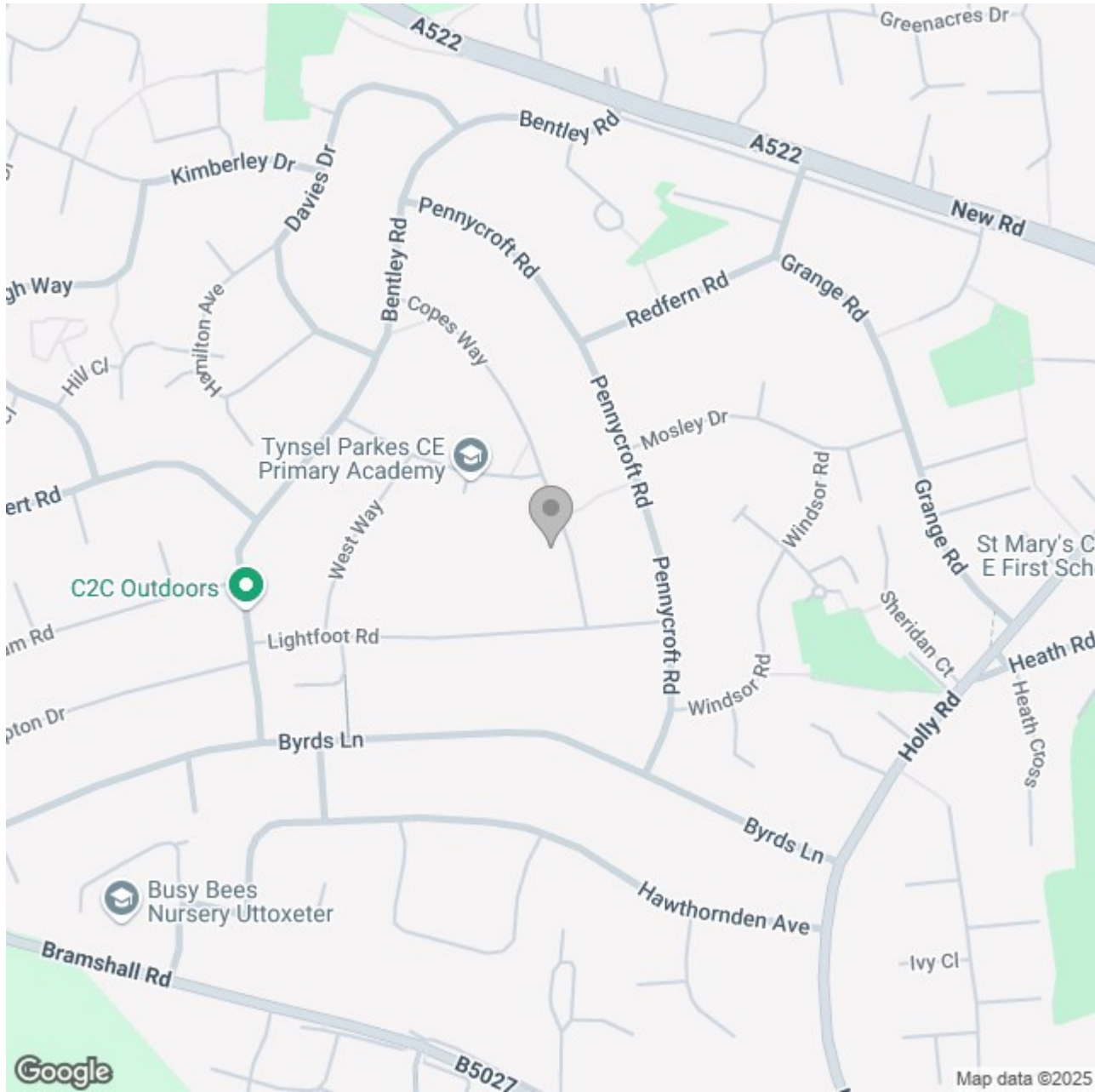
Floor 1

(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 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) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 