







A beautiful Victorian three-bedroom semi-detached property, full of character and original features, situated in a popular location. This charming home boasts two generous reception rooms, a stylish kitchen-diner, and a newly-fitted downstairs shower room. Upstairs, you'll find a family bathroom and three well-proportioned bedrooms. Benefiting from double glazing, gas central heating, and a good-sized garden, this home seamlessly combines period charm with modern convenience. Viewing is highly recommended, strictly by appointment only.





## Accommodation

The accommodation leads through a front entrance door into an inviting entrance hallway, showcasing original Minton tiled flooring and coving to the ceiling, adding to the property's Victorian charm. Stairs rise to the first floor, with doors leading to the main living spaces.

The front reception room boasts a large bay-fronted window, an additional double-glazed side window, an original cast iron fireplace with decorative tiling, and a central heating radiator. The second reception room, accessed via a third door, features a cast iron fireplace with decorative tiling, a central heating radiator, and double-glazed windows to the side and rear elevations. Step-down coving to the ceiling adds a further touch of character.

An opening from the second reception room leads to the kitchen-diner, which is fitted with a selection of matching wall and base units, roll-edge preparation work surfaces, and a one-and-a-half bowl sink with a mixer tap and drainer. There is space for a cooker and fridge-freezer, under-counter drawers, recessed spotlighting, a double-glazed window to the side elevation, and a double-glazed door leading out onto the patio. A door from the kitchen provides access to the pantry, while another leads to the shower room and utility area.

The shower room and utility area feature a modern three-piece suite, including a wash hand basin with a mixer tap, a low-level WC, and a shower cubicle with a glass sliding door. The space also includes a heated ladder towel rail, a wall-mounted gas boiler, and



provisions for a washing machine and tumble dryer. Two double-glazed windows to the side elevation provide natural light.

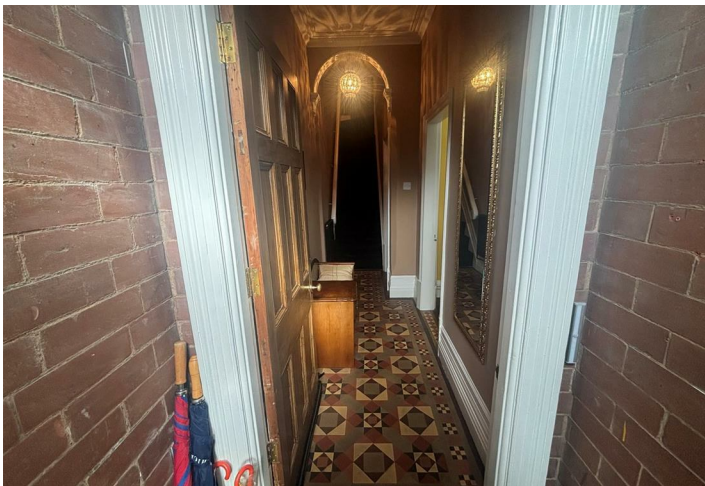
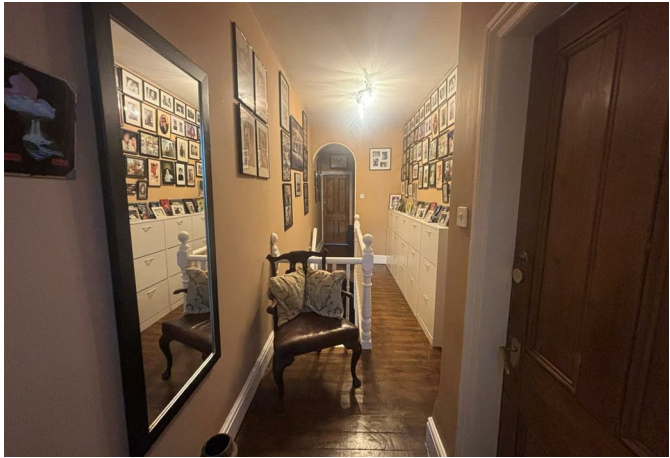
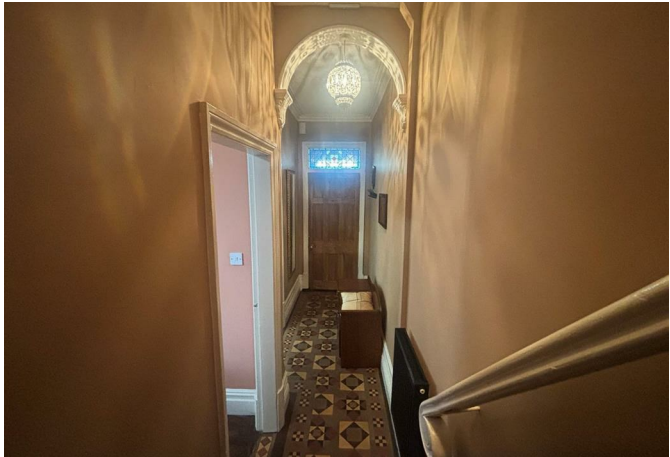
### First Floor

The first floor features a landing with access to a loft hatch and doors leading to three bedrooms and a family bathroom.

The master bedroom is situated at the front of the property, offering a double-glazed window to the front











elevation, a charming cast iron fireplace, and a central heating radiator. The second bedroom, located at the rear, includes a double-glazed window overlooking the rear garden, a cast iron fireplace, and a central heating radiator. The third bedroom benefits from dual aspect double-glazed windows to the side and rear elevations, a cast iron fireplace, and a central heating radiator.

The family bathroom is fitted with a modern three-piece suite comprising a power shower with a glass sliding door, a low-level WC, and a wash hand basin with a mixer tap and a vanity unit below. A double-glazed window to the side elevation allows natural light to fill the space.

#### Outside

The front elevation of the property features a charming fore garden with a quarry-tiled pathway leading to the front entrance door. It is enclosed by a low brick wall and accessed via a wrought-iron pedestrian gate, adding a touch of traditional character.

To the rear, the property boasts a generous garden designed for both relaxation and practicality. A large block-paved patio area provides an ideal space for outdoor seating and entertaining, while a sizeable lawn stretches beyond, bordered by a block-paved pathway leading to the far end of the garden. Here, you'll find a newly built outbuilding offering additional functionality. The garden is enclosed by a combination of a brick wall and newly installed fencing, ensuring privacy and a well-maintained appearance.











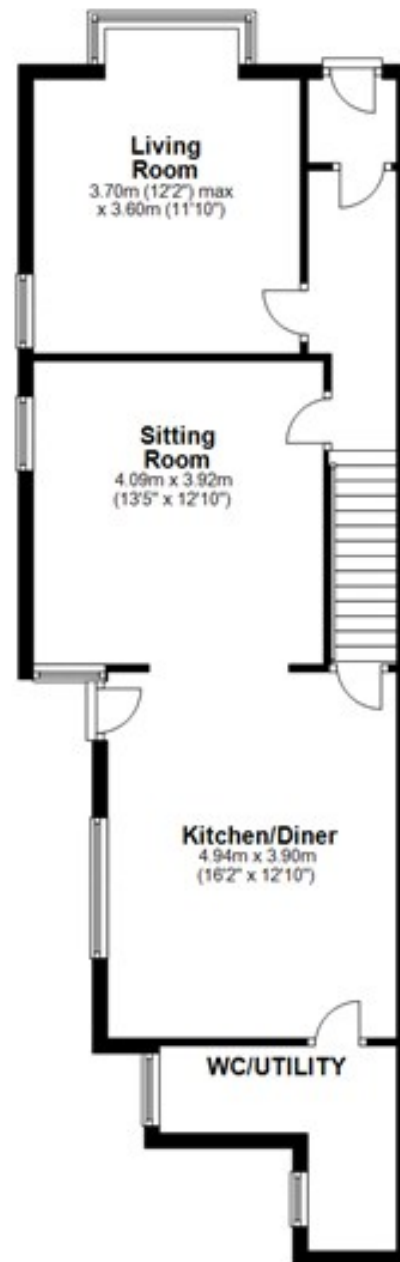






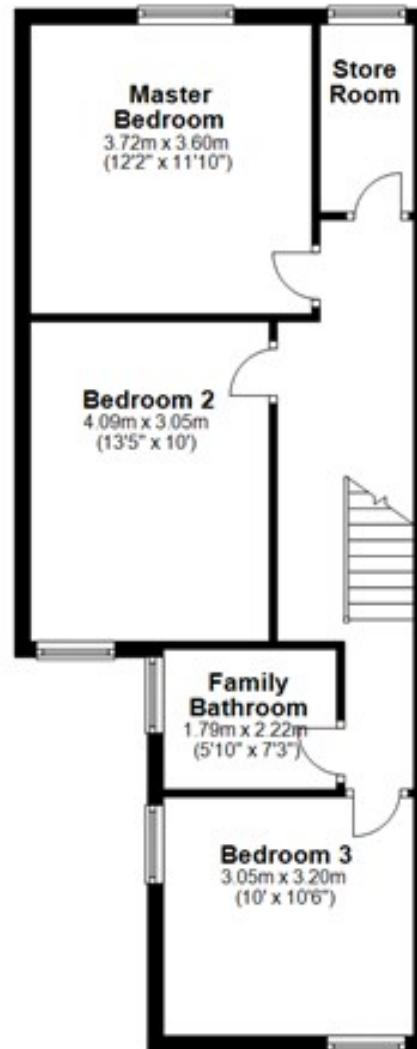


## Ground Floor

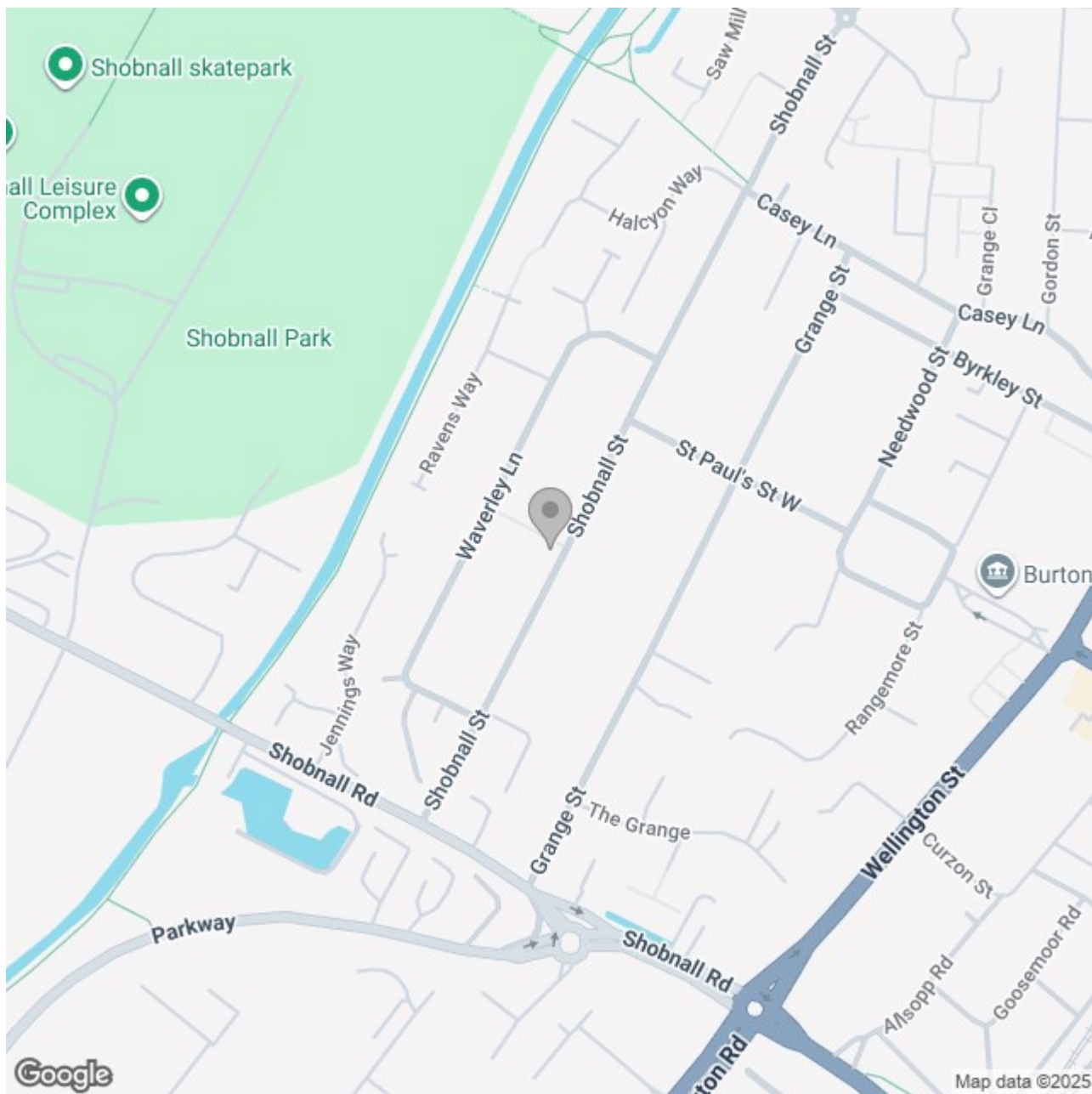




# First Floor







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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 