







**\*\* TWO BEDROOM SEMI-DETACHED HOME \*\***  
**NO CHAIN \*\* VACANT POSSESSION \*\***

A spacious and well-presented two-bedroom semi-detached property, offered with no upward chain and vacant possession. Benefiting from uPVC double glazing and gas central heating, the accommodation includes an entrance hallway, lounge, kitchen/diner, first-floor landing, two bedrooms, and a family bathroom.

Externally, the frontage is predominantly laid to lawn fore garden, with pathway leading to the side access. The extensive rear garden is laid to lawn and offers a huge amount of potential to a discerning buyer.

Ideally positioned close to a range of local amenities including shops, schools, and a leisure centre, with excellent transport links via the nearby A50 offering easy access to major routes.

Viewing by appointment only.





### Porch

Glazed window to the front. Front entry door and internal door leading to:

### Hallway

Staircase to the first-floor landing. Central heating radiator. UPVC double glazed window to the front. Understairs storage cupboard and thermostat. Internal doors leading to:

### Kitchen

With a UPVC double glazed windows to the front and rear. Fitted with base and eye-level storage cupboards, drawers, display units, and roll-top work surfaces with tiled surrounds. Includes two sink units with mixer tap, four-ring gas hob, built-in extractor, oven, and grill. Understairs pantry with UPVC double glazed frosted window to the front and shelving. Internal door leading to:

### Side Porch

With three UPVC double glazed windows to the rear and side elevations. Timber door leads to the rear garden. Internal door leads to a store room with UPVC double glazed frosted window to the front, housing the gas meter and central heating boiler.

### Lounge

UPVC double glazed window to the rear. Gas fireplace and TV aerial point.

### Landing

With a UPVC double glazed window to the front elevation. Loft access via hatch. Airing cupboard housing hot water immersion tank with eye-level shelving. Doors leading to:



### Bedroom One

With a UPVC double glazed windows to the front and rear elevations and a central heating radiator.

### Bedroom Two

With two UPVC double glazed windows to the rear elevation.

### Bathroom

With a UPVC double glazed frosted window to the side elevation. Three-piece suite including low-level WC, wash basin and bath with tiled surround and a heated towel radiator.







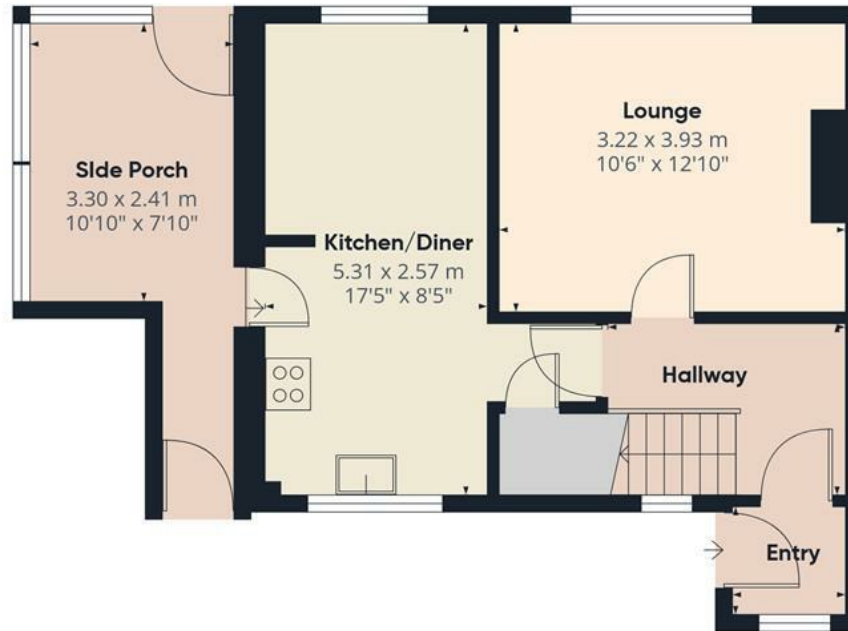












Floor 0

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

77.2 m<sup>2</sup>

831 ft<sup>2</sup>



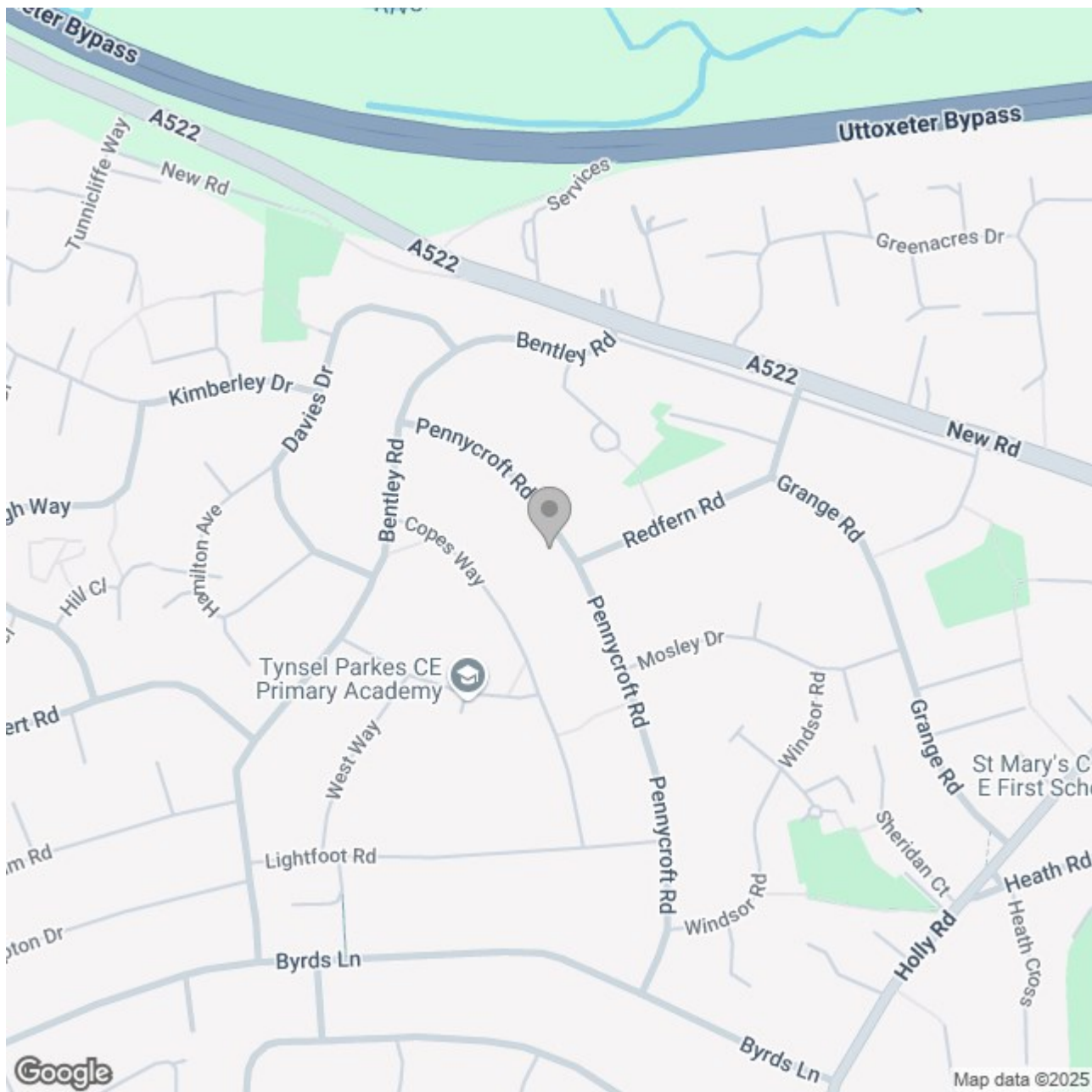
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 