





****Ideal for Investors Selling with tenant in Situ****

Abode are delighted to present this charming two-bedroom mid-terraced house, ideally situated on the outskirts of the town centre. The property features brand new flooring on the ground floor, enhancing the spacious living area that flows effortlessly into a well-proportioned kitchen—ideal for family living or entertaining guests.

Upstairs, you'll find two comfortable bedrooms and a family bathroom, offering a practical and modern layout to suit a range of lifestyles.

Externally, the home benefits from an additional toilet and a delightful balcony-style patio area, providing a peaceful space for outdoor relaxation. Conveniently located close to local amenities, the property also enjoys excellent transport links, including easy access to the A50.

For further information or to arrange a viewing, please contact ABODE today.









Floor 0

Approximate total area⁽¹⁾

67.2 m²

723 ft²

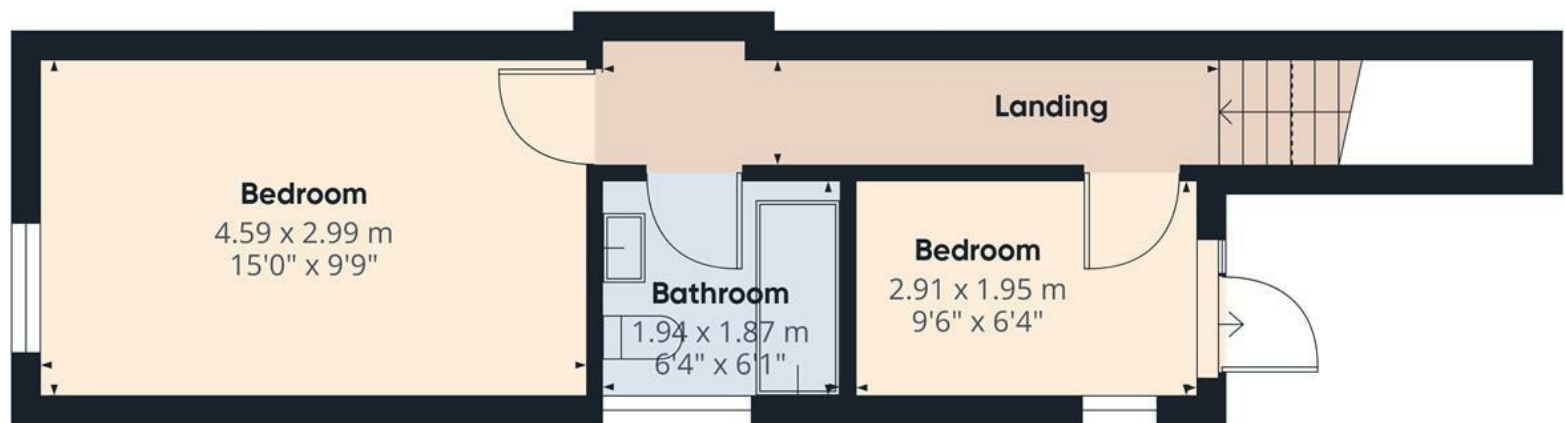
(1) Excluding balconies and terraces

Reduced headroom

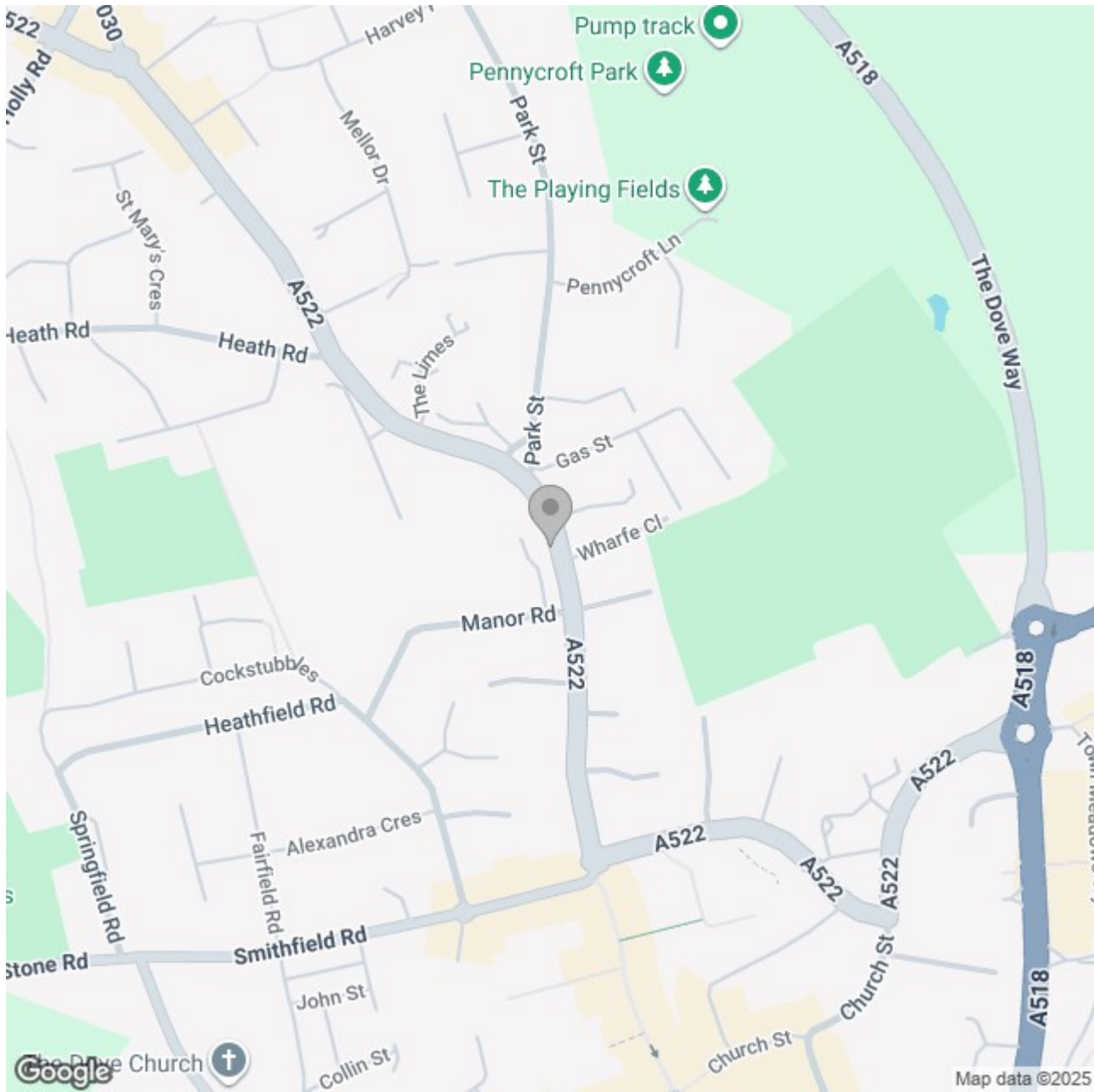
Below 1.5 m/5 ft

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

GIRAFFE360



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	