







A well-presented three-bedroom semi detached, three-storey townhouse offering modern and versatile accommodation. The property features an open-plan kitchen diner, a first-floor living room, a master bedroom with en-suite, two further bedrooms, and a family bathroom. Outside, the home enjoys an enclosed rear garden with gated access, along with a garage and allocated parking located in a courtyard to the rear.





## Accommodation

### Ground Floor

The property is entered via a composite front door into a welcoming entrance hallway, with stairs rising to the first floor and access to the principal ground floor rooms. The kitchen diner extends across the rear of the property and is fitted with a range of contemporary wall and base units, a four-ring gas hob with extractor, integrated oven, space for appliances, tiled flooring to the kitchen area, and ample space for a dining set. French doors open directly onto the rear garden. To the front, a versatile study/snug provides an ideal home office or additional reception space. A useful ground-floor WC, complete with wash hand basin and low-level WC, completes the level.

### First Floor

The first-floor landing provides access to the main living accommodation and the master bedroom. The living room is positioned to the front of the property and benefits from two double-glazed windows, allowing for excellent natural light. To the rear, the master bedroom includes a door leading to a modern en-suite shower room with a three-piece suite comprising a shower cubicle, wash hand basin, and low-level WC.

### Second Floor

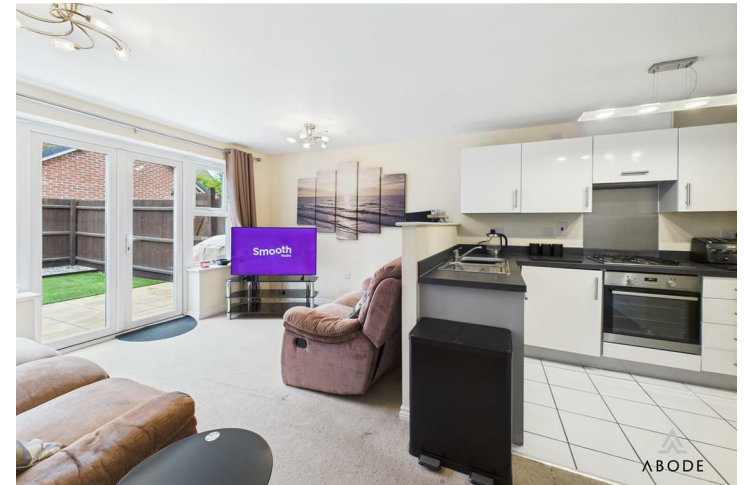
The second floor hosts two further well-proportioned bedrooms and the family bathroom. One of the bedrooms features two skylight windows,



providing a bright and airy feel, while the other includes a rear-facing double-glazed window with views over the garden. The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, a wash hand basin, and a low-level WC, complemented by tiled splash backs.

### Outside

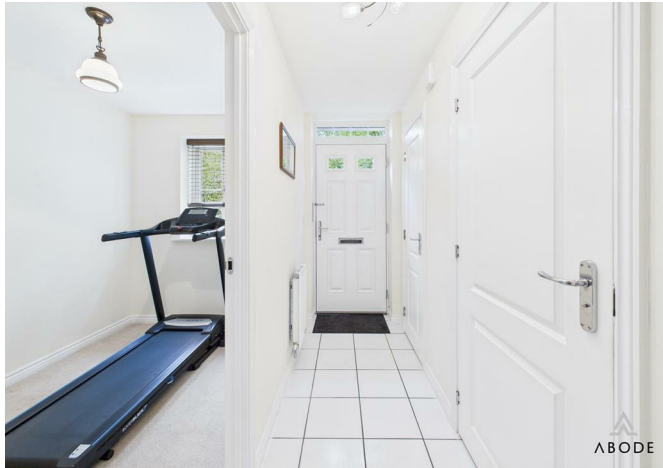
The front of the property is set behind railings with a pathway leading to the entrance. The rear garden is fully











enclosed with panel fencing and provides a low-maintenance finish with a paved patio seating area, artificial lawn, and gated access. To the rear, in a private courtyard, there is a garage with an up-and-over door and an allocated parking space directly in front.







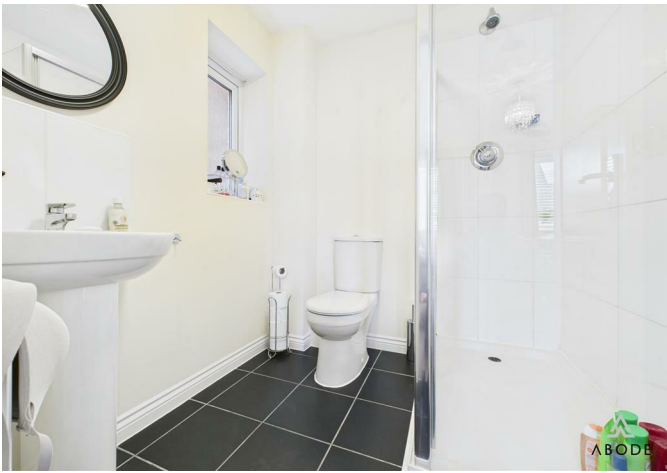








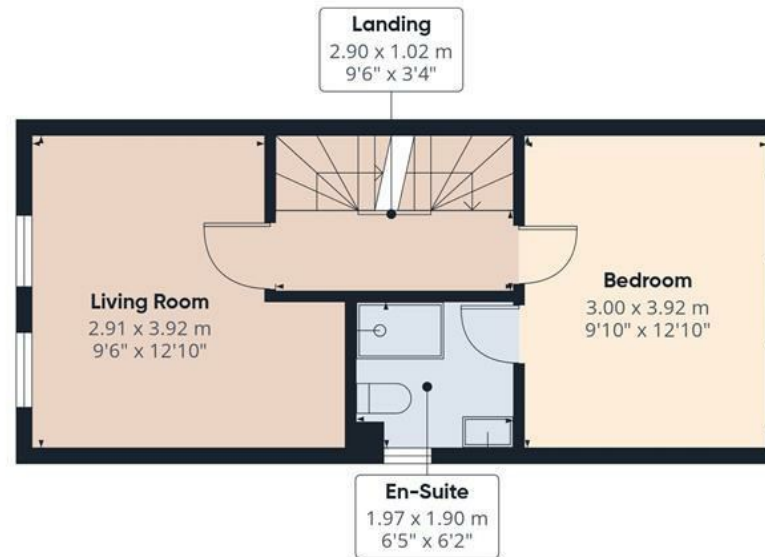




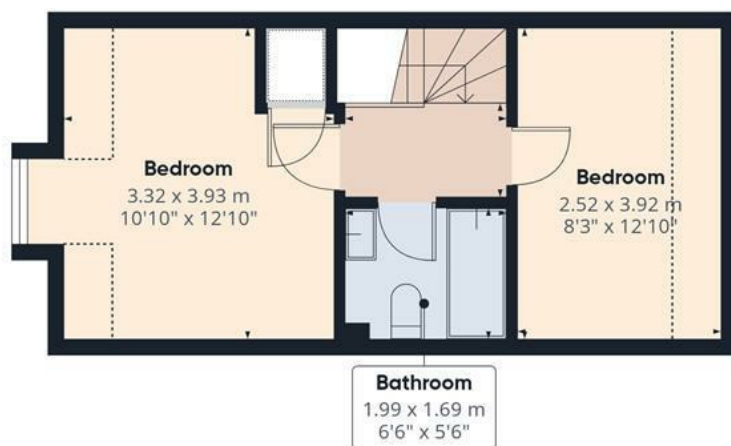




Floor 0



Floor 1



Floor 2



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

94.3 m<sup>2</sup>

1015 ft<sup>2</sup>

Reduced headroom

4.4 m<sup>2</sup>

48 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

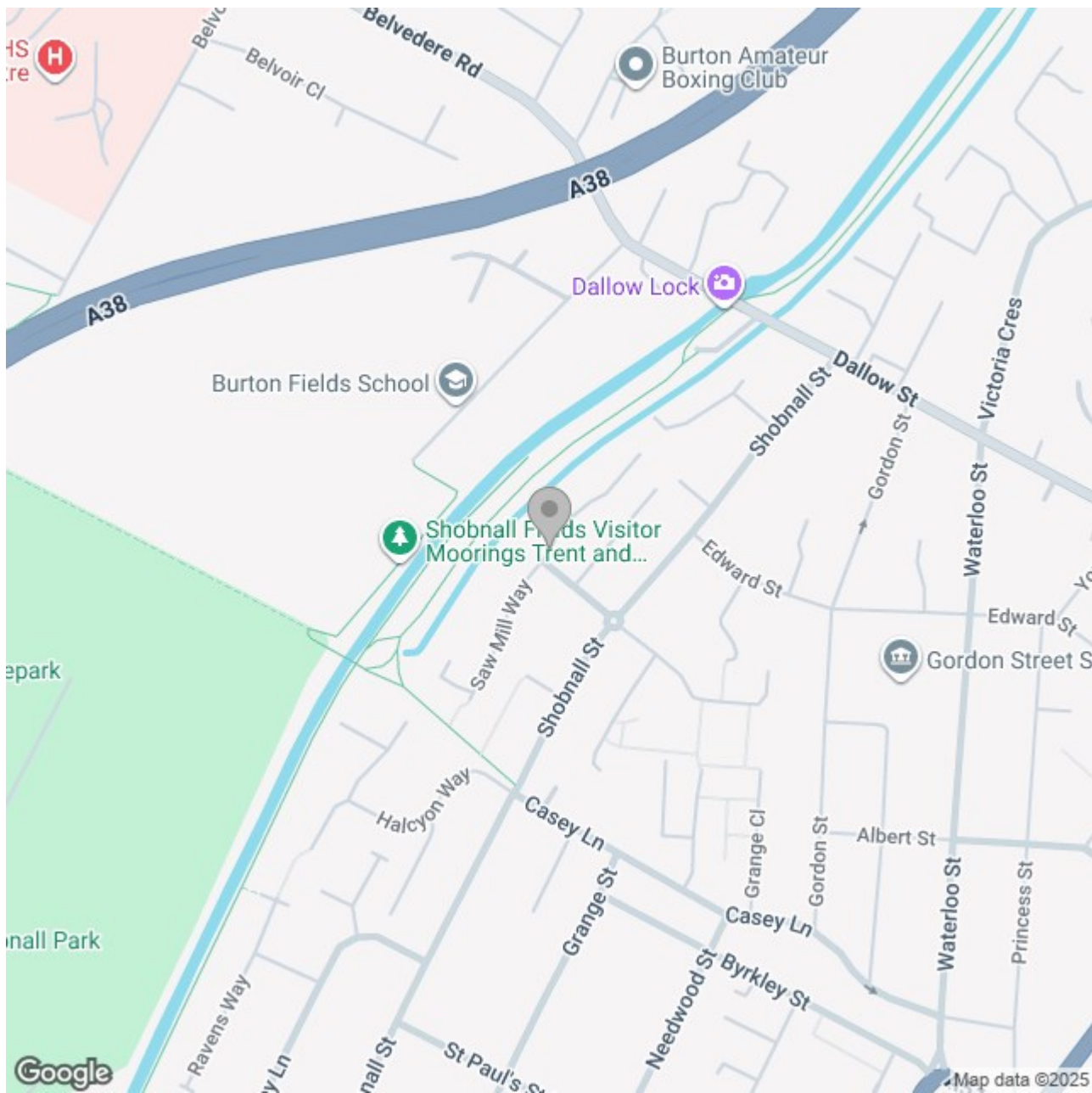
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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>	<b>71</b>	<b>76</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		

**England & Wales**

EU Directive  
2002/91/EC