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SUMMARY

A well presented traditional two bedroom terraced house, benefiting from spacious attic room with potential to be a bedroom. The accommodation in brief comprises to the ground floor: living room and kitchen diner. The first floor offers two double bedrooms and a family bathroom. A attic room is accessed via a stair case from the first floor landing. The outside of the property to the rear elevation offers a large laid to lawn garden with a patio area ideal for entertaining. Viewing is highly recommended.

ACCOMMODATION

LIVING ROOM

Having a double glazed UPVC window to front elevation, central heating radiator, fitted wall light points, feature pine fireplace with inset living flame electric fire together with marble backplate and hearth, fitted meter cupboard and fitted picture rail.

KITCHEN DINER

Having Upvc double glazed picture window overlooking the landscaped rear garden, Upvc half double glazed door to rear elevation, range of cream fronted base and eye level units with complementary rolled edged maple effect working surfaces, four ring stainless steel electric hob with built-in electric oven under, fitted wall mounted condensing combi Ferroli central heating boiler stainless steel sink and draining unit, staircase rising to first floor and one central heating radiator, coving to ceiling.



FIRST FLOOR LANDING

With stairs rising to the attic room and doors leading off to:

MASTER BEDROOM

Having Upvc double glazed window to front elevation, one central heating radiator and fitted overstairs storage cupboard with extensive range of fitted shelving.

BEDROOM TWO

With Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.







BATHROOM

having three piece white suite comprising panelled bath with fitted electric shower over, pedestal wash hand basin, low level wc, one central heating radiator, ceramic tiling to floor, full tiling complement around bath area, obscure Upvc double glazed window to rear elevation and coving to ceiling.

SECOND FLOOR

ATTIC ROOM

Having exposed purlins, one central heating radiator, fitted double glazed Velux rooflight with integrated blackout blind, fitted smoke alarm and access to eaves storage area.



OUTSIDE

The outside of the property to the rear elevation offers a large laid to lawn garden with a patio area ideal for entertaining.





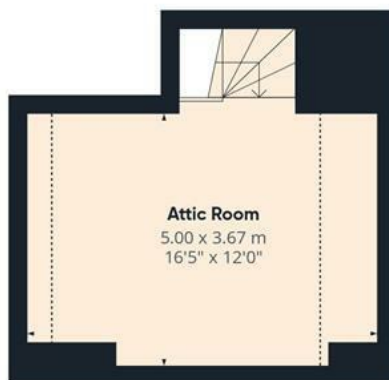




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

75.7 m²

815 ft²

Reduced headroom

4.1 m²

44 ft²

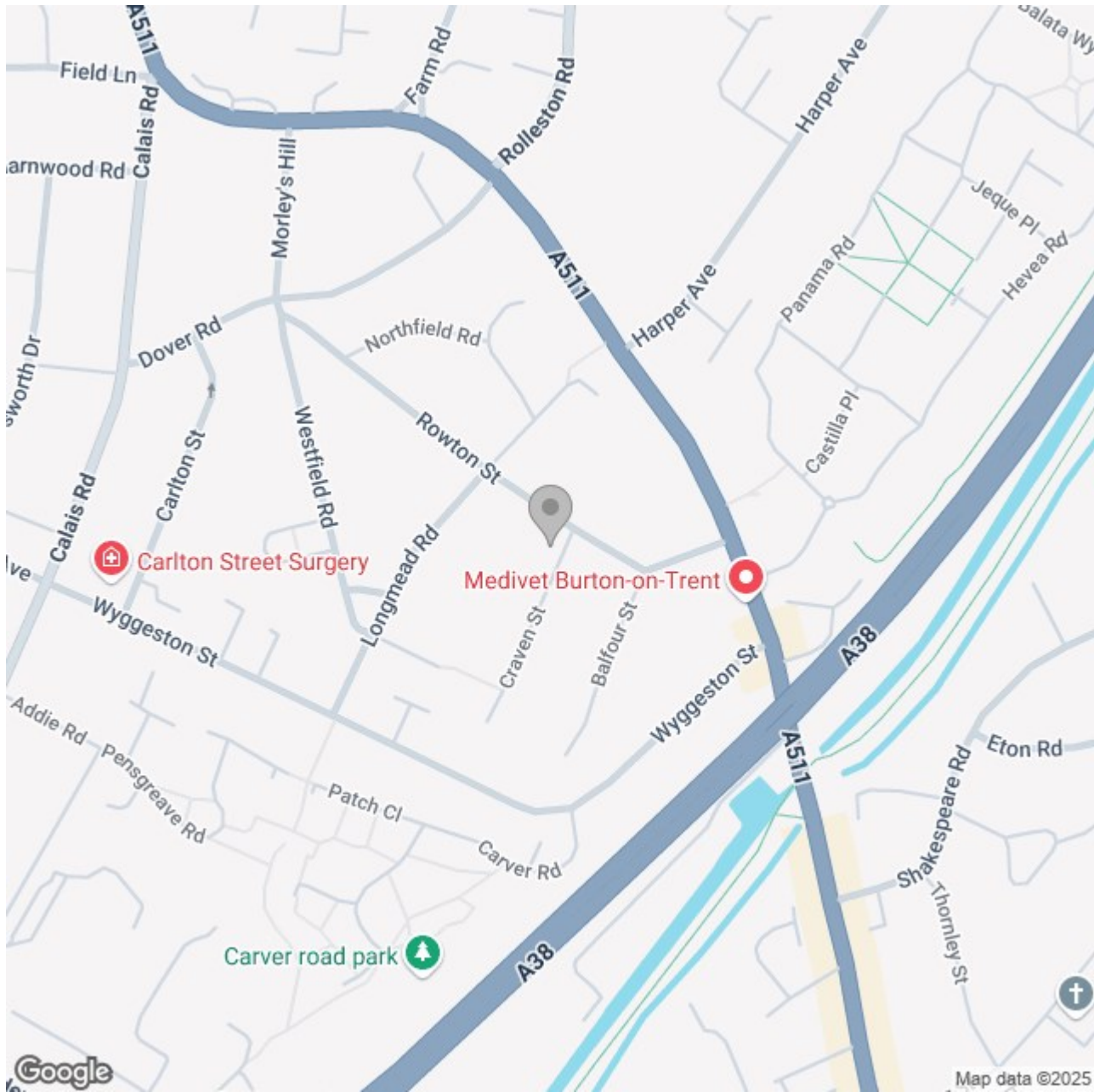
(1) Excluding balconies and terraces

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



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